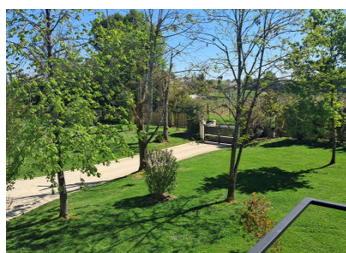


Exceptional fully renovated stone house with immaculate garden & pool near pretty village, 10km to Libourne



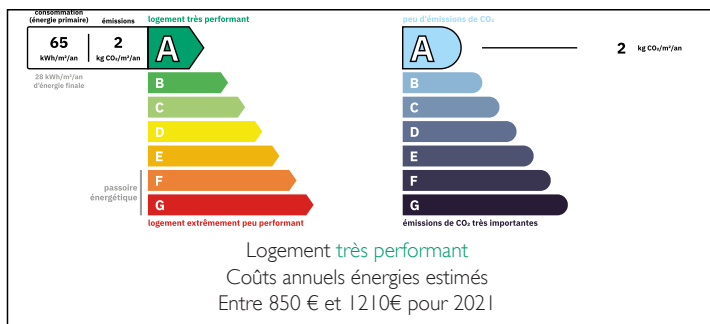
## INFORMATION

Town:	Villegouge
Department:	Gironde
Bed:	3
Bath:	2
Floor:	230 m2
Plot Size:	5417 m2

## IN BRIEF

Superb detached stone property around 230m2 in own grounds over a hectare, with heated pool and terraces. Fully renovated recently to exceptional standard. Entrance with wc, large open plan living space with fully fitted kitchen, 3 bedrooms (possibility of creating 4th on ground floor), 2 bathrooms, walk-in wardrobe. Contemporary style, immaculate condition. Enclosed garden accessed via electric gates, with heated pool, terraces and well. In the Fronsadais area, close to village of Villegouge. Around 10km from Libourne, 30km from the outskirts of Bordeaux..

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A stunning detached property built in the early 20th century and fully renovated around 3 years ago to a very high standard, paying great attention to detail and using quality materials.

With around 230m<sup>2</sup> living space the house comprises:

On the ground floor

Entrance hall 9m<sup>2</sup> with storage

WC

Large light & airy open plan living area totalling around 120m<sup>2</sup>, with 2 open fireplaces, separated into zones with fully fitted open plan kitchen

Utility room 6m<sup>2</sup>

On the first floor

Landing area 13m<sup>2</sup>

Large master suite around 27m<sup>2</sup> with walk-in wardrobe

Bathroom 8m<sup>2</sup> with bath & shower

Bedroom 13m<sup>2</sup>

Bedroom 12m<sup>2</sup>

Shower room 6m<sup>2</sup>

WC

Technical informaton: roof, electricity, heating, plumbing etc all recent. Heat pump, under floor heating, fully insulated (DPE class "A"), aluminium double glazing, micro-station (conforms).

The same attention has been paid to the exterior of the property - large enclosed garden (accessed via an electric gate) over 5400m<sup>2</sup> with heated salt water pool, pool house with roof top terrace, automatic watering system, well, its many trees including fruit trees, parking area (plug for electric car charging) and outbuilding for storage.

Close to the charming village of Villegouge, near Libourne and around 30km from the outskirts of Bordeaux. A rare property in excellent condition, carefully renovated and ready to move into. A must see!

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>