

Detached renovated stone 4 bed property with land, quiet spot between Bourg & Blaye



INFORMATION

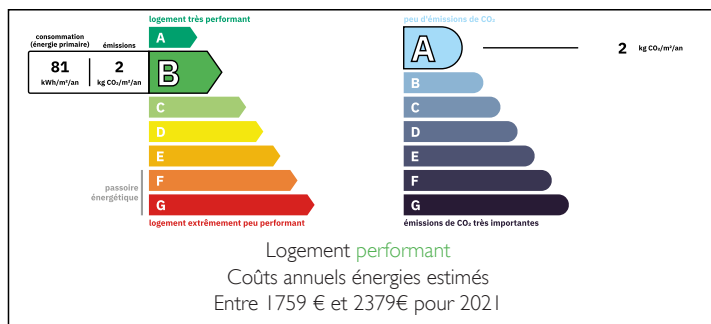
Town:	Saint-Trojan
Department:	Gironde
Bed:	4
Bath:	1
Floor:	250 m2
Plot Size:	6151 m2

IN BRIEF

Large stone house fully renovated in 2023 using natural materials, with spacious open plan living / dining room with bespoke fitted kitchen, office, 4 bedrooms, utility room, further rooms for additional living or work space, outbuildings. Energy efficient heating. Enclosed land around 1.5 acres (over 6000m2). Quiet countryside spot, 1.5km from village with amenities. Near Blaye and Bourg.



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.



DESCRIPTION

This large detached stone country house with bags of charm was fully renovated recently using high quality materials. With around 250m² living space the property comprises large open plan living space with lounge over 30m² with energy efficient wood-burner boiler (DPE class "B"), kitchen/diner over 35m² with bespoke fitted kitchen, separate office 16m² with independent entrance, wc, utility room. 2 further rooms (16m² & 30m²), currently for professional use, could create further bedrooms or workspace. Upstairs a large landing area with storage space leads to 4 bedrooms (16, 15, 10m² plus a huge master bedroom over 45m² with exposed beams), bathroom with shower and bath, separate wc.

Central heating from the wood burner, double glazing, microstation.

Large "chai" to rear of house around 90m² plus a separate outbuilding 94m², currently used as an artist studio. Enclosed land 6151m² with electric gate.

In a small quiet hamlet within a short drive to amenities. Around 8km from both Bourg and Blaye, 40km north of Bordeaux. Ideal family home with option of onsite professional activity.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES