

## Charming Farm on 19 Acres with Outbuildings, Ideal for Horses and Livestock near Saint-Antoine-sur-l'Isle



## INFORMATION

Town:	Saint-Antoine-sur-l'Isle
Department:	Gironde
Bed:	4
Bath:	1
Floor:	250 m2
Plot Size:	80139 m2

## IN BRIEF

Nestled on the edge of a peaceful hamlet, this charming stone farmhouse is surrounded by lush pastureland, offering an idyllic setting for those seeking a rural retreat with no close neighbors.

### Key Features:

Expansive living space with office/dining room and well-appointed kitchen

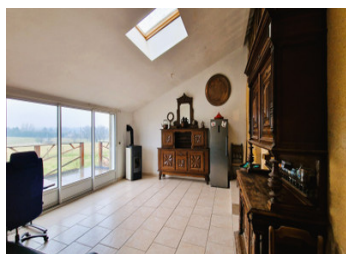
Pellet burner, wood burner, or chimney insert in every room

Three spacious bedrooms, a dressing room, a shower room with laundry nook, and separate toilet

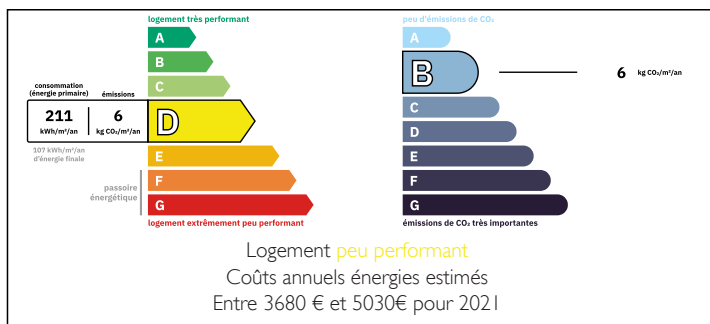
Two mezzanines with potential to create two additional bedrooms

Flexible space that could easily be transformed into a second bathroom, playroom, or study

Whether you're seeking an equestrian retreat, have an agricultural project, or prefer to install a campsite, this property offers endless possibilities with its

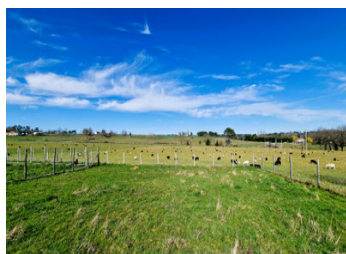
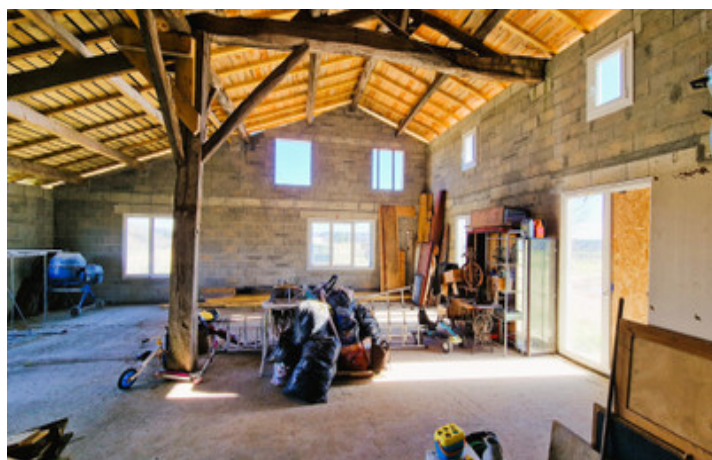


## ENERGY - DPE



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

Kitchen - 33 m<sup>2</sup> with mezzanine above which can be turned into a bedroom.

Dining room/office - 27.5 m<sup>2</sup>

Living room with dining area - 62 m<sup>2</sup>

Bedroom 1 - 16 m<sup>2</sup> with mezzanine above which can be used as a bedroom

Bedroom 2 - 12 m<sup>2</sup>

Bedroom 3 - 20 m<sup>2</sup>

Dressing room - 16 m<sup>2</sup>

Bathroom with laundry area - 17 m<sup>2</sup>

WC - 2,5 m<sup>2</sup>

Several outbuildings, including an attached barn, a shed with stalls 200 m<sup>2</sup>, a workshop with rooms and WC 70 m<sup>2</sup>, a workshop with office space 100 m<sup>2</sup> and a stall block.

## LOCAL TAXES

Taxe foncière: 2800 EUR

Taxe habitation: EUR

The roof and framework have been renovated.

Double glazing

Pellet stove, wood-burning stove and fireplace insert plus electric radiators

Septic tank which doesn't meet current standards

Linky

Fibre optic ready to be connected

Nearest towns/villages :

7 minutes from the centre of St Antoine sur L'Isle where you will find a grocery shop, nursery and primary schools and several restaurants nearby.

8 minutes from Le Pizou with its bakery, post office, medical centre and grocery shop.

12 minutes from St Seurin sur L'Isle with its lively Sunday morning market, shops and train station.

40 minutes from Libourne, where there is an excellent hospital, and one hour from Bordeaux.

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

## NOTES