

## Old farmhouse to be renovated



## INFORMATION

<b>Town:</b>	<b>Puybarban</b>
<b>Department:</b>	<b>Gironde</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>463 m2</b>
<b>Plot Size:</b>	<b>13436 m2</b>

## IN BRIEF

Old Farmhouse to Renovate – 463 m<sup>2</sup> + Outbuildings – 1.4 ha with Pond, Greenhouse, Well & Electricity – South Gironde (33), Near La Réole  
Located in South Gironde, just 50 km south of Bordeaux with quick access via the motorway (5 km), this charming stone, rubble, and brick farmhouse offers exceptional potential.

## ENERGY - DPE

DPE not required.

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

A unique setting for an ambitious project

Set on 1.35 hectares of natural land, this property is ideal for a gîte, eco-lodge, farm, or animal sanctuary project.

Strategic location:

5 km from the motorway entrance (Bordeaux city centre 65 km away)

8 km from La Réole and 20 km from Langon

Situated in a peaceful, protected environment, with boundary-marked land

A characterful building ready for restoration

A former farmhouse with living areas and outbuildings over two levels, requiring full renovation:

Total potential living space after restoration: 463 m<sup>2</sup> (+ upper floor)

Original living area: approx. 100 m<sup>2</sup> across three rooms

Attached outbuildings (formerly inhabited in the 1980s)

Adjoining wine storehouse (chai) of 27 m<sup>2</sup>

Large garage/hangar of 80 m<sup>2</sup>

Two former drying barns (foundations intact, legally rebuildable – ideal for a reception hall, natural swimming pool, etc.)

Work & Features

Roof to be completely rebuilt over approx. 150 m<sup>2</sup> (partially collapsed, removed, and burned on-site)

Termite protection system installed (latest inspection on 2nd May 2024: no termites detected)

Functional well

Electricity meter installed

Includes a pond and a 12-metre professional greenhouse

A rare property combining character, space, and endless potential!

This farmhouse offers numerous development opportunities, set in a tranquil environment while remaining easily accessible.

-----

## LOCAL TAXES

**Taxe foncière: 300 EUR**

**Taxe habitation: EUR**

## NOTES