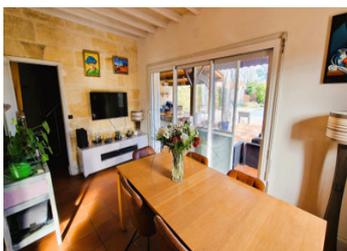


## Charming 1853 Stone House with Pool & B&B Potential in Nouvelle-Aquitaine



## INFORMATION

Town:	Saint-Seurin-sur-l'Isle
Department:	Gironde
Bed:	6
Bath:	6
Floor:	350 m2
Plot Size:	525 m2



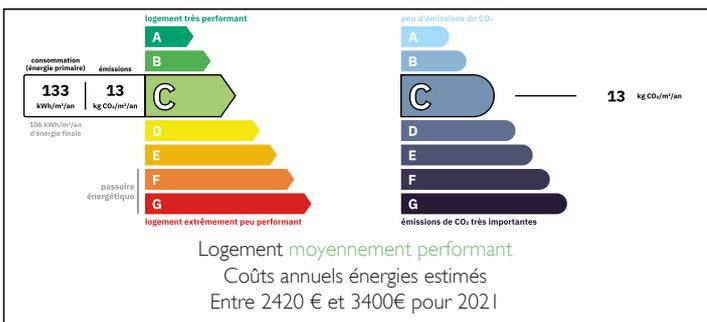
## IN BRIEF

Set in the heart of Saint-Seurin-sur-l'Isle, a picturesque riverside town with a lively weekly market, this elegant 1853 stone home offers timeless charm and modern comfort. Located on a quiet street just 1 km from the train station with direct links to Bordeaux (45 mins), it's close to shops, schools, and medical services.

The house features spacious ensuite bedrooms, a private living area, and a separate guest space currently run as a successful bed and breakfast. Outdoors, a covered terrace and summer kitchen overlook a heated pool and beautifully landscaped garden.

Additional features include a garage, stone cellar, double glazing, gas central heating with a recent combi boiler, an alarm, and a 2012 septic tank.

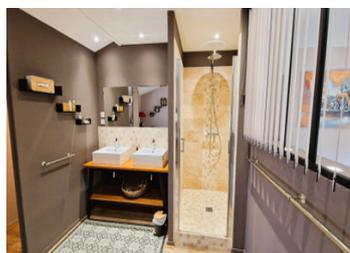
## ENERGY - DPE



A rare opportunity in Gironde, ideal as a family

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 foncière: **5298 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

Private area :

Ground floor:

Kitchen 19.23 m<sup>2</sup>, annexe 12.9 m<sup>2</sup>, laundry 8.7 m<sup>2</sup>, storeroom 8.23 m<sup>2</sup>,

Lounge 23.93 m<sup>2</sup>, dining room 16.58 m<sup>2</sup>.

1st floor :

Master bedroom 20.55 m<sup>2</sup>, shower room 9.36, dressing room 12.49 m<sup>2</sup>.

Study 16.75 m<sup>2</sup>, small sitting room 10.37 m<sup>2</sup>.

Bed and breakfast :

Ground floor:

Dining room/lounge 23.75 m<sup>2</sup>.

1st floor:

Bedroom 1 - 23.91 m<sup>2</sup>, shower room/WC 5.84 m<sup>2</sup>.

Bedroom 5 - 15.7 m<sup>2</sup>, shower room/WC 7.64 m<sup>2</sup>.

2nd floor :

Bedroom 2 - 18.96 m<sup>2</sup>, shower room/WC 7.76 m<sup>2</sup>

Bedroom 3 - 19.74 m<sup>2</sup>, shower room/WC 6.37 m<sup>2</sup>

Bedroom 4 Suite - 25.47 m<sup>2</sup>, shower room/WC 14.72 m<sup>2</sup>

Garage 23.53 m<sup>2</sup>

Stone cellar with old bread oven 9.24 m<sup>2</sup>, 21.52 m<sup>2</sup>

Covered terrace 35 m<sup>2</sup>

Outside uncovered 365 m<sup>2</sup> - travertine terrace, lawn and trees

Heated swimming pool 8 x 4 m - heat pump

Garden shed for pool filtration system and storage 5.5 m<sup>2</sup>

Electric gate, entry phone and alarm

Town gas central heating

Pellet stove in dining room

Open fireplace in living room

Reversible air conditioning in bedrooms (2, 3, 4 and 5)

Mains drainage

Double glazed windows

Fibre

As well as a lively Sunday morning market and railway station, Saint-Seurin-sur-l'Isle has a riverside