

Libourne, an exceptional chartreuse nestled in a wooded park



INFORMATION

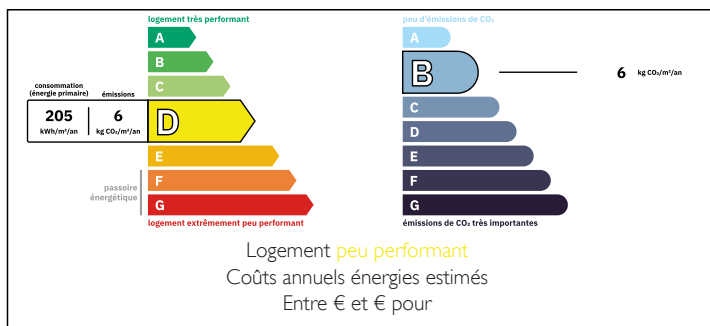
Town:	Libourne
Department:	Gironde
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	4900 m2

IN BRIEF

- > Carefully renovated, it retains the charm of the past, with elegant moldings, high ceilings, fireplaces and authentic parquet flooring.
- > Bathed in light, it offers a vast living room with terrace, a fitted kitchen opening onto the dining room, three bedrooms including a master suite, an office (or bedroom), two bathrooms, laundry room and dressing room.
- > A recently renovated 50 m² outbuilding offers a living area, two bedrooms and a shower room.
- > Four semi-buried cellars (135 m²) offer great conversion potential.
- > Enclosed wooded grounds include a swimming spa, an American pine terrace, a carport, two cottages and a well.
- > Partially building land.

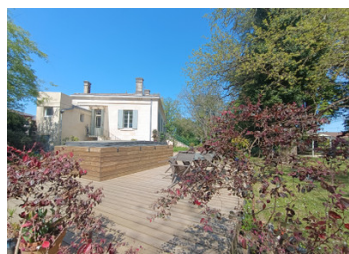


ENERGY - DPE



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 foncière: 2800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Areas:

1/House

Living room 32m² on parquet

Kitchen - Dining room 34m² on parquet

Back kitchen 5,20m² on parquet

Storage room 4,40m² on parquet

Bedroom 1 21,70m² on parquet

Bathroom 10m² on parquet including cupboard 2 m²

water point Sink - 2,20m² on parquet

W.C. 2,10m² sur Carrelage

Bedroom 2- 13m² sur Parquet

Dressing room 7,20m² sur Parquet

SDE + WC 4m² sur Carrelage

Bedroom 3 - 20,60m² sur Parquet

Bedroom 4- 22,50 m² sur Parquet

2/DEPENDANCE

Living room 16m² sur Carrelage

SDE + WC 4, 40m² on Tile

Storage room 2,75m² on Tile

Bedroom 1- 12,60m² on Tile

Bedroom 2- 14m² on Tile

CAVES

Cellar boiler room 1- 31m² , HSP 2,15

Cellar 2- 31 m² HSP 2,15

Cellar 3- 37m² on HSP 2,15

Cellar4- 36m² on HSP 2,15

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