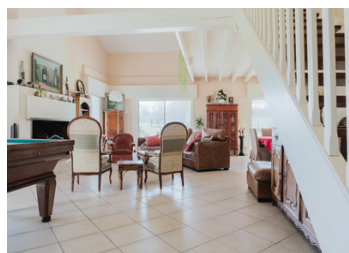


Near Bazas town centre, large property with 375m family home, with swimming pool, stables and parkland



INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	6
Bath:	4
Floor:	374 m2
Plot Size:	88220 m2



IN BRIEF

Close to the town centre, large property with 375m² family house, swimming pool, stables and huge 9ha grounds.

Thanks to its well-thought-out layout and multiple entrances, this is an ideal property for a variety of personal and/or professional projects.

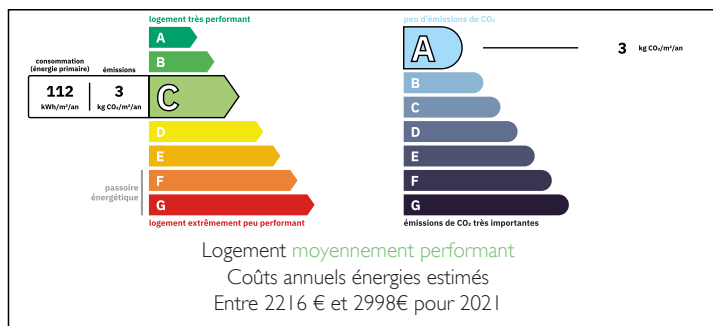
The 375m² family home offers generous, well-designed living and sleeping areas.

With a large cathedral-style living room of 75m², a total of 6 bedrooms (or 5 bedrooms and a large study), as well as 4 shower rooms and bathrooms, this is an ideal house for a large family, a professional activity or even bed and breakfast.

The bedrooms are all comfortable, ranging from 13m² to 15m².

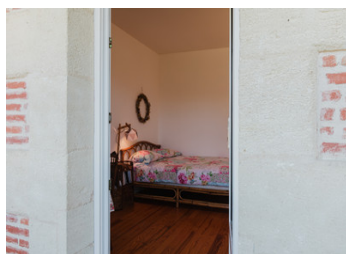
The layout of the property is ideal, making it easy to separate the different areas.

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: 2248 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Close to the cathedral square and all amenities in the beautiful medieval town of Bazas
On the route to Santiago de Compostela, not far from La Réole and Casteljaloux, the town centre of Bazas is listed as a protected area.

This large property offers a wealth of possibilities. The indoor and outdoor living spaces are spacious and cosy.

With its 'U'-shaped layout, the house is spacious and particularly well thought-out, with living and sleeping areas well separated.

Ground floor:

- the vast 75 m² 'cathedral' living room is bathed in light thanks to its 4 large bay windows (several entry/exit points, to choose from according to your wishes or needs)
- on the mezzanine, a large study (approx. 22 m²) and a bedroom (13 m²)
- a 33m² lounge/entrance
- a 22m² kitchen (adjoined by a large utility/laundry room) of almost 22m² in size
- a shower room with toilet
- on the opposite side of the living room, two bedrooms of 13 and 14 m² with a bathroom of 6m² to share
- a separate toilet

The first floor is accessed by a large wooden staircase that leads to the other sleeping area:

- three beautiful bedrooms of around 13 and 15 m², all opening onto a large balcony with panoramic views
- a 7m² shower room
- a large 13m² bathroom

Outside :

- huge grounds totalling almost 9 hectares
- a large 12x6 swimming pool, bordered by a large sheltered terrace that extends along the entire side of the house.