

Exceptional detached 3 bed recently built home in St Ciers de Canesse, Stunning garden and views.

EXCLUSIVE



INFORMATION

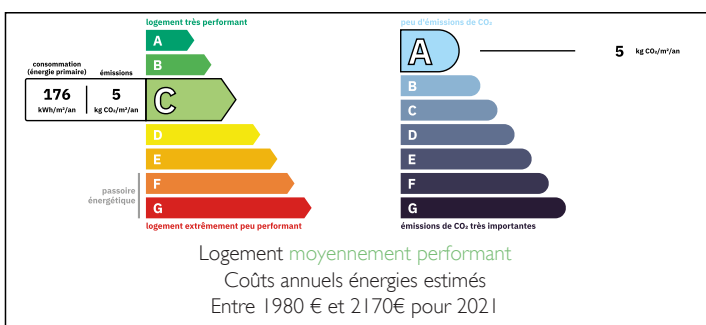
Town:	Saint-Ciers-de-Canessee
Department:	Gironde
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	2326 m2

IN BRIEF

EXCLUSIVE! Immaculate property around 15 years old, built with care and attention to detail. Entrance, lounge / dining room, fitted kitchen, 3 bedrooms, 2 bathrooms, covered terrace, garage. Beautiful established garden. Lovely views of vines and of estuary in the distance. Around 8km from Bourg and Blaye



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

Accessed via electric gates and a gravel drive, this is a beautifully maintained and well designed modern home, close to the heart of a small and very pretty village, and with gorgeous views over the local vines. With just under 150m² living space, the property comprises spacious entrance hall with beautiful hand crafted staircase, large lounge / dining room almost 50m² with views over the garden, fitted solid wood kitchen around 19m² with dining area, leading to the rear covered terrace and garden, large downstairs bedroom over 16m² with fitted wardrobes and en-suite shower room, access to front garden via French windows, separate wc, laundry / utility room.

Upstairs there are 2 good sized bedrooms (13.3 & 11.5m²), the larger of which has its own balcony, with stunning views over the countryside and of the estuary in the distance. There is a further shower room with wc.

Property built in 2009, excellent condition, under floor heating both on the ground floor and upstairs, mains drainage, double glazing throughout.

A large garage with wine cellar measures around 34m², and to the rear, a useful garden shed around 8m².

The garden measures over half an acre, with the property sitting in the middle. There is a gated entrance and driveway to the front and to the rear is a lovely covered terrace area overlooking the garden and local vines. A very well thought out design and a beautiful property, only around 40 minutes from the outskirts of Bordeaux and around...

LOCAL TAXES

Taxe foncière: 1336 EUR

Taxe habitation: EUR

NOTES