

CHARMING HOUSE OF 315m - INTERIOR TO BE COMPLETELY RENOVATED -ON ALMOST 6000M LAND



INFORMATION

Town:	Saint-Martin-du-Bois
Department:	Gironde
Bed:	0
Bath:	1
Floor:	315 m2
Plot Size:	5768 m2



IN BRIEF

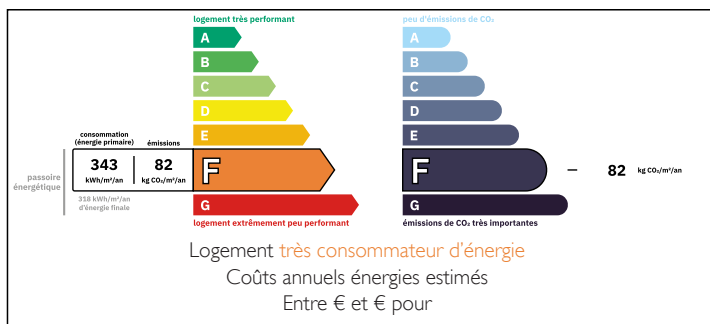
Nestled in peaceful surroundings, this spacious 250 m² house stands out for its potential and old-world charm.

Built in 1850, its architecture is typical of its era, with generous volumes and optimal room layout.

The walnut staircase leads to a completely open space of over 100 m², with no partitions, which is exceptional.

The grounds of almost 6,000 m² offer unobstructed views, allowing you to imagine an exterior design to match your aspirations.

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

The house comprises 17 rooms, including 4 bedrooms, offering numerous layout possibilities. Although in need of renovation, particularly on the inside, the structure is sound and requires no major work, an asset for future buyers wishing to bring this property back to life.

The property's exposure to the sun ensures optimum light throughout the day, while the peaceful surroundings invite you to relax. What's more, the proximity of public transport makes it easy to get to the surrounding amenities. This rare property on the market is an ideal opportunity for investors or families wishing to create their own haven, combining comfort and tranquility.

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

LOCAL TAXES

Taxe foncière: 1654 EUR

Taxe habitation: EUR

NOTES