

Family country house, with large garden with many trees



INFORMATION

Town:	Sauveterre-de-Guyenne
Department:	Gironde
Bed:	5
Bath:	3
Floor:	293 m2
Plot Size:	8516 m2

IN BRIEF

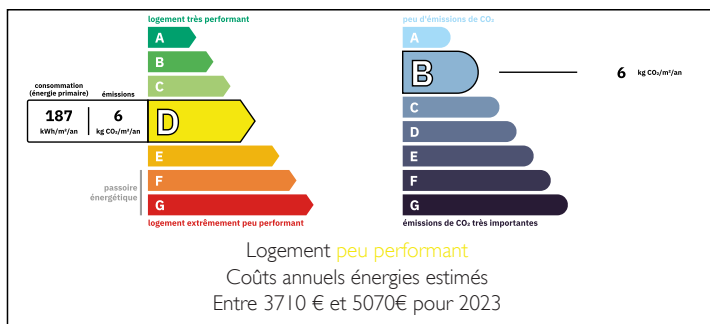
In the heart of a village, and yet very quiet, in the middle of a large plot of land where a pretty little wood nestles, this beautiful stone farmhouse, dating from before the 19th century, has been in the family of the current owners for several generations. It has thus been continuously maintained and improved. The façade is freshly redone with lime, according to the old know-how.

The kitchen opens onto the dining room, in a very cosy space. Then there is access to a large living room, with its Gironde stones on the floor, and its fireplace/insert. This is followed by an office, still with a view of the garden, and finally a very pleasant bedroom with shower room and direct access to the garden.

Le premier étage abrite 4 chambres spacieuses, et un espace bureau.

Enfin, de nombreuses granges...

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 habitation: EUR

NOTES

DESCRIPTION

On the ground floor:

Open plan kitchen/dining room: 41 m², with an adjoining fresh pantry (in a cement vat)

Laundry room : 5 m²

WC : 2.5 m²

Living room with Gironde tiles, and an insert that heats almost the entire house thanks to its ducts: 46 m²

Office: 27 m²

Suite: bedroom of 23 m² (with fireplace duct that can be reactivated), shower room with WC of 7 m²

On the 1st floor, well insulated from the living rooms:

Very large landing converted into an office: 31 m²

A first charming little bedroom: 12 m²

A shower room with WC: 4.5 m²

A second bedroom with bathroom and dressing room: 43 m²

A third bedroom with mezzanine: 29 m²

A fourth bedroom with mezzanine: 21 m²

Outbuildings:

Cellar with concrete vats: 72 m²

An adjoining barn: 145 m²

2 unclosed barns: 80 and 62 m²

Diverse:

Individual sanitation changed entirely in 2025

Hot water: electric water heater

Heating: 17 kw wood stove insert with distribution in the house + electric radiators

Well in the garden

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