

Family country house, with a large tree-filled garden and numerous outbuildings.



## INFORMATION

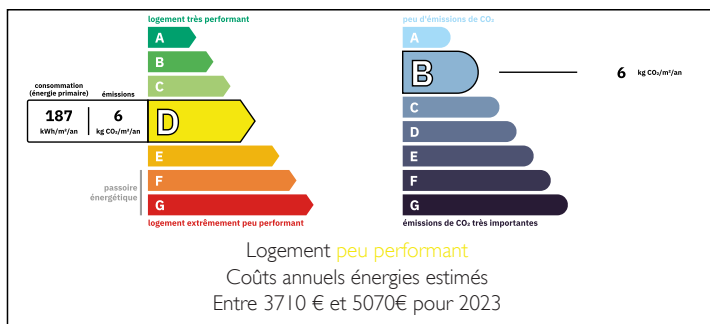
Town:	Sauveterre-de-Guyenne
Department:	Gironde
Bed:	5
Bath:	3
Floor:	293 m2
Plot Size:	8516 m2

## IN BRIEF

In the heart of a hamlet, yet very quiet, amidst a large area housing a well and a lovely small woods, lies this very beautiful stone longhouse, dating from before the 19th century, whose facade has been freshly lime-rendered, the roof recently renovated, and the individual sanitation completely replaced in 2025. The house is equipped with double glazing, requires no major work, has not suffered any damage over the last few decades, and there are no nuisances to report. There are also no servitudes for this property, whose numerous barns adjacent to the house could potentially be converted into workshops, or for other possible uses. Finally, a request for authorization for a natural pool is pending (a draft of the project can be sent by email upon request).

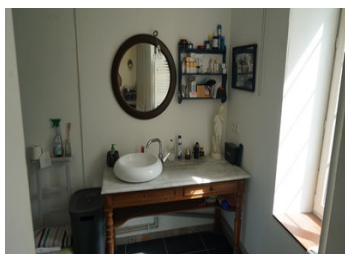


## ENERGY - DPE



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 m<sup>2</sup>, with an adjoining fresh pantry (in a cement vat)

Laundry room : 5 m<sup>2</sup>

WC : 2.5 m<sup>2</sup>

Living room with Gironde tiles, and an insert that heats almost the entire house thanks to its ducts: 46 m<sup>2</sup>

Office: 27 m<sup>2</sup>

Suite: bedroom of 23 m<sup>2</sup> (with fireplace duct that can be reactivated), shower room with WC of 7 m<sup>2</sup>

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

Very large landing converted into an office: 31 m<sup>2</sup>

A first charming little bedroom: 12 m<sup>2</sup>

A shower room with WC: 4.5 m<sup>2</sup>

A second bedroom with bathroom and dressing room: 43 m<sup>2</sup>

A third bedroom with mezzanine: 29 m<sup>2</sup>

A fourth bedroom with mezzanine: 21 m<sup>2</sup>

Outbuildings:

Cellar with concrete vats: 72 m<sup>2</sup>

An adjoining barn: 145 m<sup>2</sup>

2 unclosed barns: 80 and 62 m<sup>2</sup>

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

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