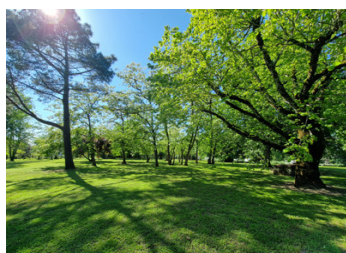


Charming canal side property 50 minutes from Bordeaux

EXCLUSIVE



INFORMATION

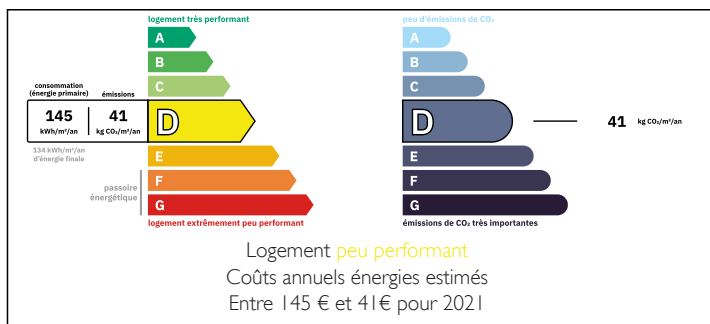
Town:	Fontet
Department:	Gironde
Bed:	4
Bath:	3
Floor:	295 m2
Plot Size:	5300 m2

IN BRIEF

Situated on the banks of the Garonne Canal in a no flood zone, 3km from La Rèole, this characterful 1800s house offers 295m² of living space. Built on a 5,300m² park with a swimming pool and tobacco barn, it offers breathtaking views of the canal and its cycle path.

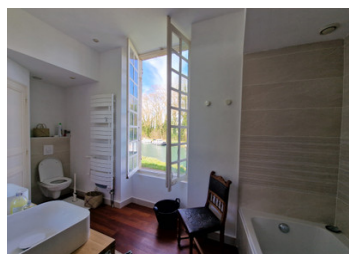
A charming house, a unique setting on the edge of the canal, a real rarity on the market, perfect for home working, a holiday home or a bike friendly gîte or B&B .

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: 1463 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming property is also highly functional and can be lived in all on one level. On the ground floor, the property offers several reception rooms with Gironde tiling. A living room with a large brick fireplace. A reading room. A billiard room with a view of the canal through original small-paned windows. And a summer kitchen/diner that opens onto the pool terrace through recent sliding aluminum doors. Opening onto the west facade, the kitchen with its 38m² dining area was completely renovated in 2023. A utility room and laundry room also open onto the garden.

The 48m² master suite overlooks both the reception garden and the canal. The east wing of the house, with the master suite and an additional bedroom, is ideal for a tourist project, particularly thanks to the high demand for the Canal des 2 Mers cycle path, which runs alongside the house. Another bedroom on the ground floor, with herringbone parquet flooring, offers dual exposure with views of the canal.

The upper level has a 28m² office, a 31m² bedroom, and a shower room with toilet. Wooden beams are exposed, and the ceiling height is generous. There is also access to the 87m² attic space, which could be converted, and could be connected to the east wing of the house via a possible staircase.

A tobacco drying shed now serves a dual purpose as a double garage and storage area. The 5,300m² wooded garden is flat and fenced with an electric gate...