

Modern house built in the 70s with lower level, set in wooded land. Quiet spot, close to village of Marcenais



## INFORMATION

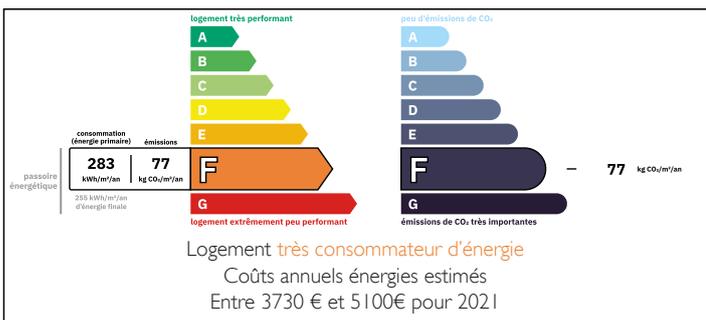
Town:	Marcenais
Department:	Gironde
Bed:	3
Bath:	1
Floor:	118 m <sup>2</sup>
Plot Size:	3470 m <sup>2</sup>



## IN BRIEF

An attractive brick house built in 1976 with 3 bedrooms plus 2 extra attic rooms for further bedrooms. Entrance, large lounge/dining room with fireplace, kitchen, bathroom, wc, 3 bedrooms. 2 further rooms upstairs. Lower level with several rooms (possible separate apartment) plus garage & workshop, covered terrace to rear. Set in the middle of a lovely wooded plot almost 1 acre.

## ENERGY - DPE



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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

Set in its own wooded grounds, in a quiet spot close to the centre of the village of Marcenais, this is an attractive detached house built in 1976. The main living accommodation is accessed by an external staircase and comprises entrance hall around 15m<sup>2</sup> with solid wood staircase, light and spacious living / dining room almost 30m<sup>2</sup> with fireplace and French windows leading on to the balcony, fitted kitchen over 11m<sup>2</sup>, 3 bedrooms (10.5, 10.4 & 15m<sup>2</sup>), large bathroom with jacuzzi bath and separate shower cubicle, wc.

The main stairs lead to another level with storage area and 2 further attic bedrooms. A further staircase from the entrance hall leads down to a lower level consisting of several rooms including 2 large rooms (25 & 15m<sup>2</sup>), a basic shower room and a small kitchen room, giving scope to create a separate apartment / extra accommodation. There is also a garage around 30m<sup>2</sup> and a workshop 11m<sup>2</sup>.

The house is perfectly habitable, with a recent bathroom & kitchen and has scope for further development. Oil central heating, septic tank (non conforming), single wooden glazing.

The land totals almost 3500m<sup>2</sup> and is mainly wooded, making a beautiful tranquil setting, with lovely views over the surrounding countryside. Marcenais is around 10/15 minutes from the town of St André de Cubzac with easy access to Bordeaux and the airport.

A lovely solid house with scope for development, in a little corner of paradise.

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Information about risks to which this property is exposed...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES