

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

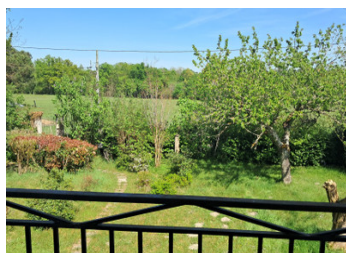
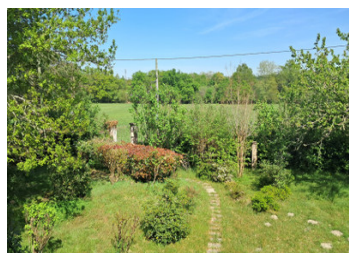


INFORMATION

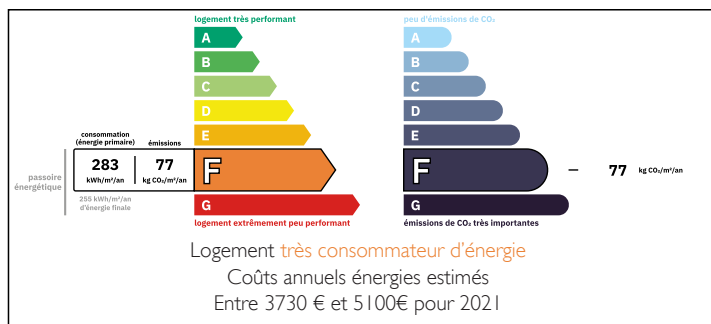
Town:	Marcenais
Department:	Gironde
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	3470 m2

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



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

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 15m² with solid wood staircase, light and spacious living / dining room almost 30m² with fireplace and French windows leading on to the balcony, fitted kitchen over 11m², 3 bedrooms (10.5, 10.4 & 15m²), 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 & 15m²), a basic shower room and a small kitchen room, giving scope to create a separate apartment / extra accommodation. There is also a garage around 30m² and a workshop 11m². 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 3500m² 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.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES