

Fabulous 5 bed home with pool in traditional stone hamlet. Renovated with style, retaining original features

EXCLUSIVE



INFORMATION

Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	5
Bath:	2
Floor:	164 m2
Plot Size:	2012 m2

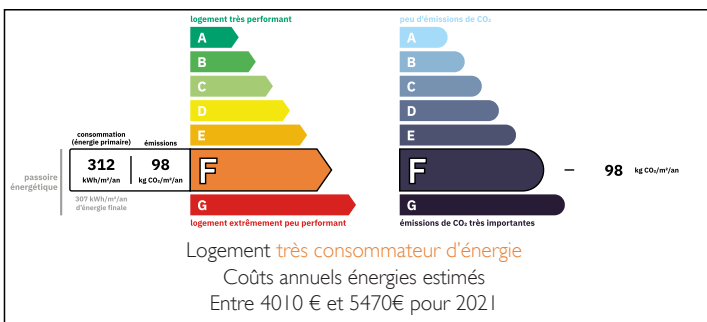
IN BRIEF

Nestled at the end of a country lane in a picturesque hamlet of traditional stone houses and vineyards, this beautifully renovated single-level 5-bedroom home blends timeless character with modern comfort. The spacious master bedroom includes an en suite and opens to the garden. The main bathroom boasts a freestanding slipper bath and walk-in shower. A large salon with original terracotta tiles, exposed beams, and a stone fireplace opens onto a terrace and the garden. The stylish open-plan kitchen features an island with hob, wine fridge, and a dining area for 10. Outside, enjoy a 12x5m pool with surrounding terrace, built-in BBQ, and expansive fenced garden with boules court. Additional features include an attached outbuilding, a vast barn ideal for storage or renovation, and ample parking.

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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Interior

You enter into the fabulous kitchen with open plan dining area and travertine floors. The kitchen boasts painted shaker-style units with wooden worktops, and a gorgeous top on the central island unit with induction hob. The island unit includes a wine fridge; you are in France! There is a large butler sink, 2 fitted ovens one with microwave. An American-style fridge freezer is there of course.

Beyond the kitchen you will enjoy a large entertaining area with space for a 10 seat table. A beautiful wine cave fitted into the wall adds that necessary touch.

Kitchen - diner - 30 m2

From the dining area you cross a hall and find bedroom 1. This room can also be used as a snug / TV room, depending on need.

Bedroom 1 - 10.2 m2

Going along the hall brings you to the luxurious family bathroom with an island slipper bath for those relaxing moments, an italian shower, wash-basin & WC.

Bathroom - 6.4 m2

Also accessed from the kitchen via two openings is the spacious salon, with terracotta floor, stone walls and wooden beams. Lending charm and a focal point is a stone fireplace. There are windows and direct access to the garden.

Salon - 39.4 m2

From here you access a small hallway to bedrooms 2 & 3 with stylish panelling on the walls and wooden floors bringing a pleasing ambiance.

Bedroom 2 - 16.4 m2

Bedroom 3 - 14.5 m2

Another hall, and down a step is bedroom 4 which has character beams,...