

Riverside property! A project property with lots of charm in pretty location.

EXCLUSIVE



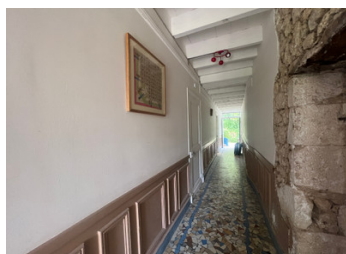
INFORMATION

Town:	Eynesse
Department:	Gironde
Bed:	2
Bath:	1
Floor:	160 m2
Plot Size:	3312 m2

IN BRIEF

Charming 2-Bedroom Riverside Home with Expansion Potential

Full of character and charm, this pretty riverside home offers two spacious bedrooms with the potential to create 2–3 more, if desired. The large lounge features a beautiful fireplace, and all rooms enjoy high ceilings, giving a bright, airy feel throughout. Set in an elevated position on the riverbank, the property combines peace and privacy with proximity to local amenities. A wonderful opportunity for a permanent home, holiday retreat, or future development in a picturesque setting.



ENERGY - DPE

DPE not required.

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

Beautiful Riverside Stone House with Character, Spacious Interiors & Renovation Potential

As you enter the property, you're welcomed by a long entrance hallway offering 14.5m² of floor space. This inviting space sets the tone with its rustic tiled floors and exposed stonework, and leads to the heart of the home.

There are two spacious bedrooms on the ground floor. The first bedroom is 23.5m² and is filled with natural light from its large window to the front. The second bedroom, at 26.97m², enjoys a rear aspect. It features a fireplace and charming tiled flooring, creating a cosy yet elegant atmosphere.

The utility room is a practical space of 4m² and currently contains a WC, sink, and an older shower. While it functions as a laundry space at present, it also offers potential for renovation into a second bathroom or larger utility area. The kitchen is 15.64m² and combines traditional features such as tiled floors and an open fireplace, with a door leading directly outside. It's the ideal space to create a warm, country-style kitchen.

A recently refurbished shower room adds modern comfort to the home. Measuring 3.72m², it includes a smart walk-in shower, sink, and attractive tiling, all in excellent condition.

The heart of the home is undoubtedly the spacious lounge or salon, which measures 36m². This stunning room features a large open fireplace, exposed beams, and original flooring. It's a space designed for both relaxation and entertaining, and brings warmth and grandeur to the home.

Upstairs, there are three...

LOCAL TAXES

Taxe habitation: EUR

NOTES