

PRETTY 5-BEDROOM GIRONDINE ON ENCLOSED LAND WITH BARN WORKSHOPS -IMPECCABLE CONDITION .

EXCLUSIVE



## INFORMATION

Town:	Les Peintures
Department:	Gironde
Bed:	6
Bath:	2
Floor:	300 m2
Plot Size:	4400 m2

## IN BRIEF

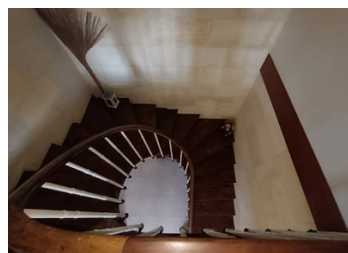
This spacious 300 m<sup>2</sup> house on a 4,407 m<sup>2</sup> plot is a rare opportunity on the real estate market. With 7 rooms, including 5 comfortable bedrooms, it offers a pleasant and functional living environment. Two bathrooms guarantee optimum comfort.

The property's exposure allows it to benefit from natural light throughout the day.

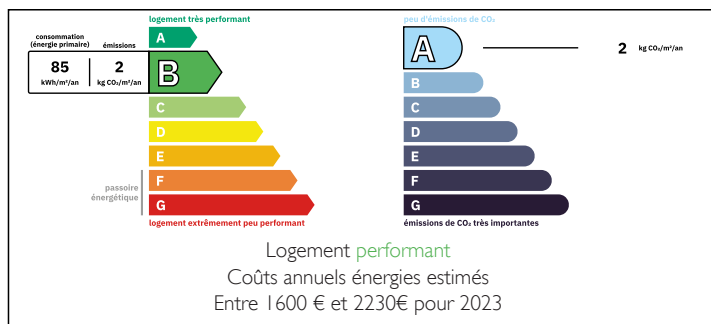
Built around 1850, this property has been completely renovated and is in perfect condition, offering modern amenities such as underfloor heating and a passive floor, i.e. no heating at all.

The large enclosed grounds, complete with a well, offer a variety of possibilities for outdoor development. The house also benefits from easy access to public transport, making everyday life a breeze.

Coutras: A dynamic, fast-growing town with many new projects, Coutras has all amenities, as well as sports and cultural facilities, and a train station that connects it to...

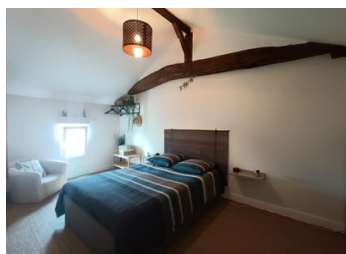


## ENERGY - DPE



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

### ROOM AREAS

#### GARDEN GROUND

Entrance hall 13.39m<sup>2</sup>  
 living room with stove 26.04 m<sup>2</sup>  
 games room ( billiards) 23.33m<sup>2</sup>  
 bedroom 1 17.13m<sup>2</sup>  
 bedroom 2 13.13m<sup>2</sup>  
 hallway 5.20m<sup>2</sup>  
 bathroom 8.92m<sup>2</sup>  
 Kitchen-living room 47.66m<sup>2</sup>  
 Cellar 2.85m<sup>2</sup>  
 Cellar 2.18m<sup>2</sup>  
 Back kitchen 13.72m<sup>2</sup>  
 Utility room 4.78m<sup>2</sup>  
 Hallway 2 wc cellar 3.40 m<sup>2</sup>

#### FLOOR

bedroom 1 21.81m<sup>2</sup>  
 Landing 6.09m<sup>2</sup>  
 Storage 18.18+7.98 m<sup>2</sup>  
 bedroom 2 16.40m<sup>2</sup>  
 bedroom 3 14.35m<sup>2</sup>  
 Bedroom 4 13.39m<sup>2</sup>  
 Mezzanine 10.05+3.75 m<sup>2</sup>  
 Bathroom 4.43 m<sup>2</sup>

#### EXTERIOR

35m<sup>2</sup> courtyard (summer kitchen)  
 35m<sup>2</sup> terrace  
 46m<sup>2</sup> garden shed (former souillarde)  
 87m<sup>2</sup> garage and workshops  
 122m<sup>2</sup> attached barn

#### MAINS DRAINAGE

THERMODYNAMIC UNDERFLOOR HEATING

GROUND FLOOR

FLOOR WITHOUT HEATING (PASSIVE)

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 2604 EUR

Taxe habitation: EUR

## NOTES