

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

EXCLUSIVE



INFORMATION

Town:	Les Peintures
Department:	Gironde
Bed:	5
Bath:	2
Floor:	300 m2
Plot Size:	4600 m2

IN BRIEF

This spacious 300 m² house on a 4,407 m² 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.

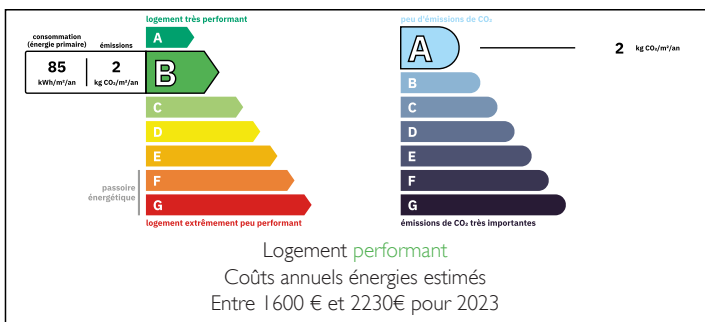
Built around 1850, this property has been completely renovated and is in perfect condition, offering modern amenities such as underfloor heating and a passive floor, i.e. no heating at all.

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.

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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

ROOM AREAS

GARDEN GROUND

Entrance hall 13.39m²
 living room with stove 26.04 m²
 games room (billiards) 23.33m²
 bedroom 1 17.13m²
 bedroom 2 13.13m²
 hallway 5.20m²
 bathroom 8.92m²
 Kitchen-living room 47.66m²
 Cellar 2.85m²
 Cellar 2.18m²
 Back kitchen 13.72m²
 Utility room 4.78m²
 Hallway 2 wc cellar 3.40 m²

FLOOR

bedroom 1 21.81m²
 Landing 6.09m²
 Storage 18.18+7.98 m²
 bedroom 2 16.40m²
 bedroom 3 14.35m²
 Bedroom 4 13.39m²
 Mezzanine 10.05+3.75 m²
 Bathroom 4.43 m²

EXTERIOR

35m² courtyard (summer kitchen)
 35m² terrace
 46m² garden shed (former souillarde)
 87m² garage and workshops
 122m² attached barn

MAINS DRAINAGE

THERMODYNAMIC UNDERFLOOR HEATING

GROUND FLOOR

FLOOR WITHOUT HEATING (PASSIVE)

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