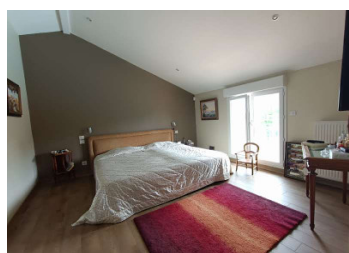
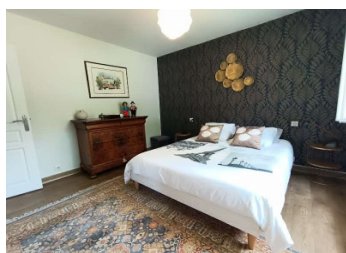


## ELEVATED HOUSE WITH 5 BEDROOMS INCLUDING 1 SUITE. DOUBLE GARAGE - SALTWATER POOL AND POOL HOUSE - RIVER ACCESS

### EXCLUSIVE



### INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	5
Bath:	3
Floor:	248 m <sup>2</sup>
Plot Size:	5363 m <sup>2</sup>

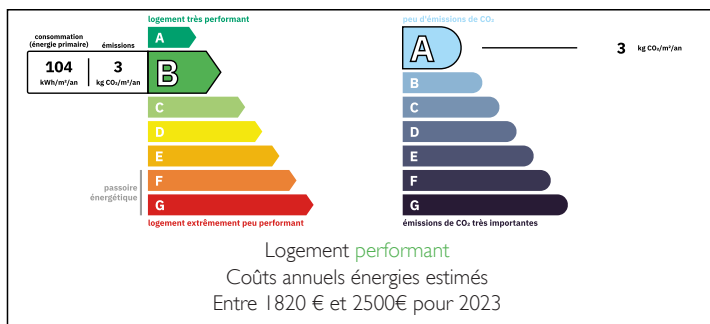
### IN BRIEF

At first glance, there's nothing to hide, but everything is revealed on the terrace!

Nestled in a green setting, this spacious 248 m<sup>2</sup> home offers an ideal living environment for families seeking peace and quiet. Set on a generous 5,363 m<sup>2</sup> plot, it features 8 rooms, including 5 bright bedrooms, perfect for welcoming family and friends. The 3 bathrooms guarantee optimum comfort every day.

The swimming pool invites you to relax, accompanied by a pool house ideal for socializing. The peaceful, well-kept garden offers direct access to the river, perfect for nature lovers. Located close to public transport, this property combines the calm of a rural setting with accessibility to the city. With its exceptional views, this house represents a rare opportunity on the real estate market.

### ENERGY - DPE



The property will be available by March 2026.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The architecture, dating from 1980, has been meticulously maintained and the house is in immaculate condition, offering a move-in ready living environment. The large windows let in natural light, while the exposures allow you to enjoy the warmth of the sun throughout the day.

## FURTHER INFORMATION SURFACES

### FLOOR PARENTAL SUITE

landing 5.75m<sup>2</sup>

bedroom 16m<sup>2</sup>

dressing 3.60m<sup>2</sup>

bathroom with whirlpool bath, shower and wc 10.80m<sup>2</sup>

### GARDEN FLOOR

Entrance hall and corridor 5.35 m<sup>2</sup>

bedroom 1 ( or office ) 10.65 m<sup>2</sup> access terrace swimming pool

bedroom 2 ( or office ) 11.05m<sup>2</sup> access terrace swimming pool

bedroom 3 - 11m<sup>2</sup>

shower room 5.41m<sup>2</sup>

lounge 44.55m<sup>2</sup>

extension with large bay windows for the living room and lounge n°2 with direct access to the terrace and swimming pool- 39.50m<sup>2</sup>

cellar 3.82m<sup>2</sup>

technical room n°1- 3.77m<sup>2</sup>

corridor n°1- 6.67m<sup>2</sup>

corridor n°2- 4.70m<sup>2</sup>

fitted kitchen central island 21.15m<sup>2</sup>

back kitchen 9.33m<sup>2</sup>

shower room 7.75m<sup>2</sup>

bedroom 4 - 15.21m<sup>2</sup>

wc 1.81m<sup>2</sup>

corridor 3.77m<sup>2</sup>

### ELECTRIC SHUTTERS

MOSQUITO PROTECTION ON EVERY WINDOW