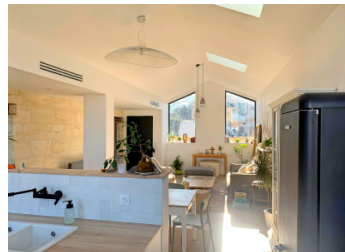


Turnkey Countryside Elegance Near Bordeaux – Bright Single-Level Home with Pool Potential



INFORMATION

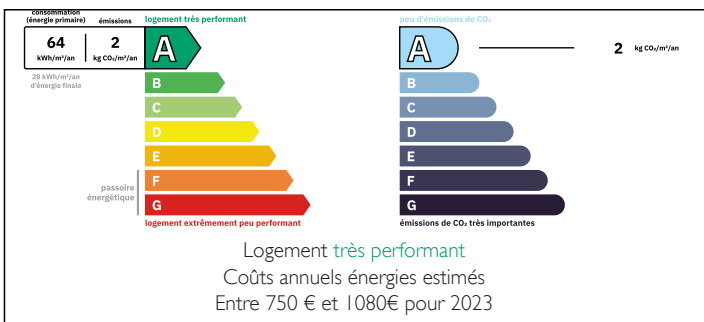
Town:	Saint-Germain-du-Puch
Department:	Gironde
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	731 m2



IN BRIEF

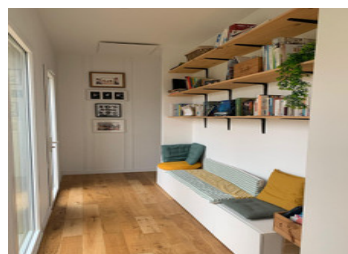
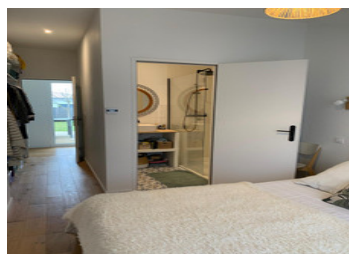
Fully renovated in 2024, this bright single-level home offers a perfect balance between traditional charm and modern comfort. Ready to move into, the property features a spacious open-plan living area, four bedrooms, two bathrooms and a double office space ideal for remote working. The peaceful garden provides plenty of room for outdoor living and offers the possibility of installing a swimming pool. Thanks to a complete energy upgrade including a heat pump and thermodynamic water heater, the home benefits from efficient and economical energy use. Located just 10 minutes from Libourne and close to the amenities of Saint-Germain-du-Puch, it offers a quiet lifestyle while remaining within easy reach of Bordeaux.

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

Completely redesigned and renovated in 2024, this attractive single-storey home combines authentic character with modern comfort, creating a welcoming and elegant living environment. Presented in immaculate condition, the property is fully turnkey, allowing new owners to move in immediately and enjoy the space without the need for any further work.

Inside, the home feels bright and inviting thanks to generous volumes and an abundance of natural light. The main living area is open and spacious, designed for both relaxed family life and entertaining guests. The renovation has preserved the charm of the property while introducing clean contemporary finishes that enhance both comfort and practicality.

The accommodation includes four well-proportioned bedrooms and two thoughtfully designed bathrooms. A double office space adds valuable flexibility, ideal for remote working, creative use or additional family space.

Outside, the garden provides a peaceful setting surrounded by greenery. The grounds also offer the possibility to install a swimming pool, allowing future owners to easily create an outdoor leisure area perfect for enjoying the warmer months.

The house benefits from excellent energy efficiency following a full thermal renovation, including a heat pump and thermodynamic water heater, helping to keep electricity consumption low. Local property taxes are also particularly reasonable.

Ideally located, the property lies just ten minutes from the centre of Libourne while remaining within immediate reach of the village centre of Saint-Germain-du-Puch and its everyday amenities. Shops, schools, health services and banks are all close by, some within walking distance, while nearby countryside paths provide...

LOCAL TAXES

Taxe foncière: **955 EUR**

Taxe habitation: **EUR**

NOTES