

Petit Chateau immaculately decorated with an additional long house and pool. Ideal business opportunity

## EXCLUSIVE



## INFORMATION

Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	10
Bath:	9
Floor:	500 m2
Plot Size:	20837 m2

## IN BRIEF

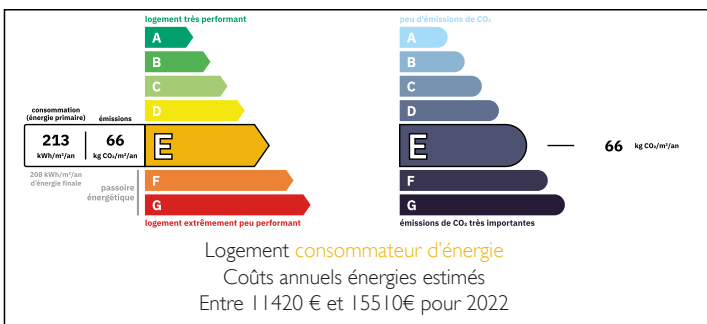
Immaculately Presented Petit Chateau with Business potential

Nestled in picturesque surroundings, this immaculately decorated Petit Chateau seamlessly blends classic charm with modern comfort. The min residence boasts elegant interiors, with beautifully restored period features and newly renovated shower rooms, all tastefully appointed to the highest standards.

An additional longhouse complements the estate, offering four spacious bedrooms and four stylish bathrooms. Perfectly suited for guest accommodation, retreats, or events, the property presents a compelling business opportunity easily accommodating 20+ guests.

Whether you are seeking a refined private residence or a turnkey hospitality venture, this exceptional property is ready to welcome and impress

## 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

Master bedroom approx 31.24 m sq  
ensuite shower room with jack and Gill 6.83 m sq  
Bedroom 3 connects with above bathroom approx 22.10 m sq  
Bedroom 4 approx 20.75 m sq with ensuite shower room approx 4.36 m sq  
Bedroom 5 approx 19.89 m sq with shower room en suite 5.22 m sq  
Shower room in corridor approx 4.17 m sq  
Bedroom 6 approx 24.1 m sq  
Into the cellar set up as laundry room and boiler room (Fuel) 98 m sq  
also wine cellar ( not able to measure)  
Outside by the pool .. Pool House set up with Pump W.C kitchen area and storage.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES