

Beautiful Gironde stone house - 450 m , 8 bedrooms, swimming pool - well located Libourne/Bordeaux, train stat

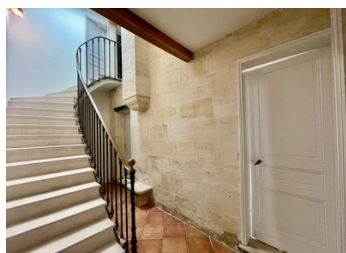


INFORMATION

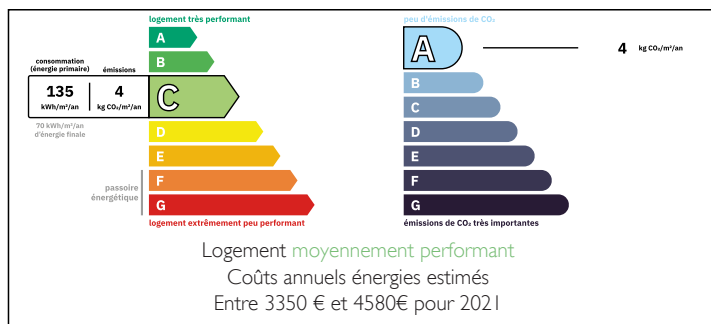
Town:	Izon
Department:	Gironde
Bed:	8
Bath:	3
Floor:	450 m2
Plot Size:	1881 m2

IN BRIEF

Located at the gateway to Bordeaux and Libourne and train stations, as well as close to all amenities, the golf course, and other sports activities, this beautiful stone Girondine is ideal for a large (blended) family with an active lifestyle and/or a liberal activity . The Girondine and its adjoining converted outbuildings offer 450 m² of living space, including a large reception room with a large bay window opening onto a pleasant covered terrace, a large, well-equipped kitchen, 7 bedrooms (2 on the ground floor and 5 upstairs), and a 150 m² annex on two levels, ground floor large open space, upstairs large open space with bathroom - accessible from the interior, but with the possibility of separating it for a professional use, or for (co-)habitation! Surrounded by 1,881 m² of land, with two gates and parking for several...

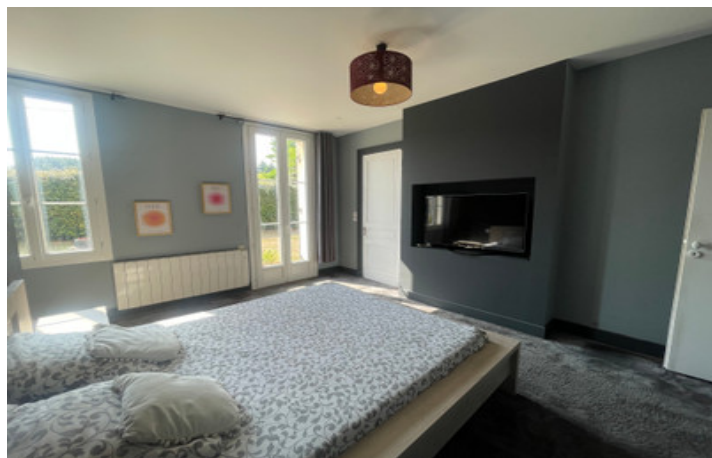


ENERGY - DPE



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

TECHNICAL INFORMATION:

- * Complete renovation in 2015 - annex in 2020,
- * Air-to-air heat pump heating, wood-burning stove,
- * Thermodynamic water heater,
- * Air conditioning, air-to-air heat pump,
- * Double glazing,
- * Mains drainage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES