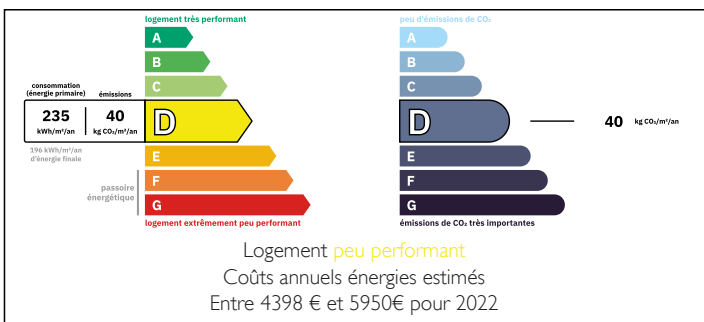


Beautiful old house with outbuildings and large garden in the heart of the village of Blasimon



## ENERGY - DPE



## INFORMATION

Town:	Blasimon
Department:	Gironde
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	2000 m2

## IN BRIEF

A charming 19th-century house located in the heart of Blasimon. Amenities are within walking distance: grocery store, tea room, medical center, etc.

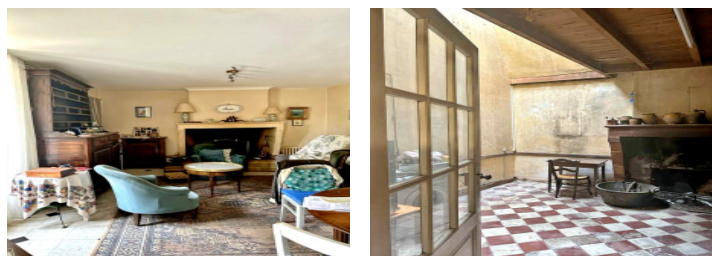
It offers the possibility of creating two independent apartments, each with its own large plot of land, or of establishing a business while retaining a significant portion of the house for private use.

A large, bright entrance hall leads to a beautiful living room with a fireplace, a dining room, a functional scullery, and two bedrooms, one with its own shower room and toilet. There is also a second, more intimate living room, a laundry room, a boiler room, a wine cellar, a second kitchen, a bathroom, and a separate toilet.

Upstairs, there are two bedrooms, a shower room, and an attic.

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 foncière:** 1115 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A charming 19th-century house located in the heart of Blasimon. Amenities are within walking distance: grocery store, tea room, medical center, etc.

It offers the possibility of creating two independent apartments, each with its own large plot of land, or of establishing a business while retaining a significant portion of the house for private use.

A large, bright entrance hall leads to a beautiful living room with a fireplace, a dining room, a functional scullery, and two bedrooms, one with its own shower room and toilet. There is also a second, more intimate living room, a laundry room, a boiler room, a wine cellar, a second kitchen, a bathroom, and a separate toilet.

Upstairs, there are two bedrooms, a shower room, and an attic.

A very large terrace runs along the rear of the house, overlooking a magnificent, secluded, and enclosed 2000 m<sup>2</sup> garden.

From this terrace, you can see a beautiful dovecote and a large double garage with its own independent street access.

Some renovation work is required, but the house is habitable as is.

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