

Wonderful romantic stone property with garden & views over of the estuary in village of Plassac, near Blaye



## INFORMATION

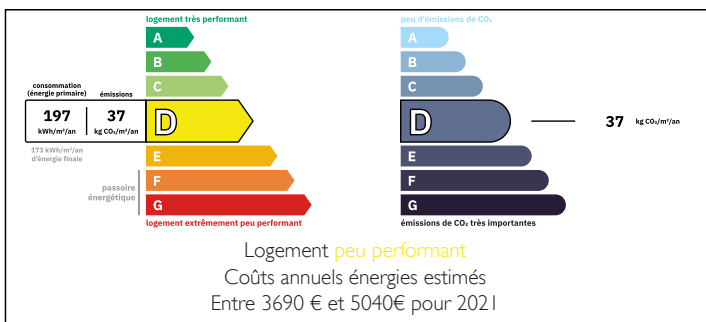
Town:	Plassac
Department:	Gironde
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	3979 m2

## IN BRIEF

Charming stone property with bags of character in the beautiful ancient village of Plassac, close to the port and on the banks of the estuary. Large family house around 230m2 with several reception rooms and 5 bedrooms. Original fireplaces and flooring. Large garden almost 4000m2 leading down to the banks of the Gironde estuary - beautiful spot, close to centre of village, and only a few minutes drive from all amenities of Blaye.



## 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

Dating from the beginning of the 19th century, this is a majestic stone property with around 230m2 living space comprising on the ground floor:

Entrance hall around 11.5m2 with staircase, large lounge with fireplace around 30m2, second cosy lounge with fireplace 17m2, reception room over 20m2, dining room with fireplace (ideal for creating a large kitchen/diner) 30m2, kitchen 6m2, wc.

Upstairs are 2 landing areas (separate staircases), 5 bedrooms (30m2, 13m2, 10.5m2, 11.5m2 & 9.5m2) plus a large shower room 6m2, a further bathroom and a separate wc.

Large attached garage/workshop over 50m2.

Gas central heating (recent boiler), double glazing for most windows, mains drainage. Perfectly habitable, would benefit from some updating.

Garden with terrace area almost 1 acre with small outbuildings, leading to the banks of the estuary, around 5 minutes from Blaye. A property with a lovely warm and welcoming feel, ideal as a large family home or second home.

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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