

Large stone 5 bed house with garden, close to centre of village. 6km from St André de Cubzac

EXCLUSIVE



INFORMATION

Town:	La Lande-de-Fronsac
Department:	Gironde
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	1270 m2

IN BRIEF

EXCLUSIVE! Character property close to centre of La Lande de Fronsac, less than 10 minutes from St André de Cubzac, the train station and motorway. Around 240m2 living space with large reception room 60m2 with open fireplace, fitted kitchen, 5 / 6 bedrooms, 2 bathrooms.

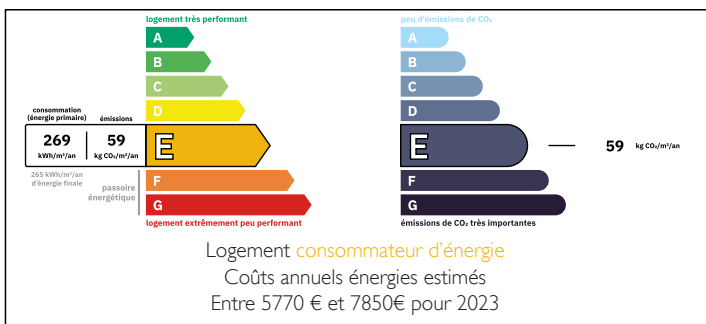
Enclosed garden around 1270m2 with car port and wooden cabin.

Perfectly habitable, would benefit from some updating

6km from St André de Cubzac, less than 30km from 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

Situated in a quiet hamlet close to the centre of the village of La Lande de Fronsac, this is a large stone house with enclosed and private garden, ideal for a large family. Around 240m2 living space comprising on the ground floor entrance hall, shower room with wc, large living room over 60m2 with stone fireplace, fitted kitchen 30m2, 2 bedrooms (15m2 & 16m2), extra room 23m2 to finish (ideal office/study), boiler room.

Upstairs there are 3 good sized bedrooms (18m2 + dressing room 8m2, 13,5m2 & 12,5m2) plus a large family bathroom with corner bath and shower cubicle.

The property is habitable, requiring some updating (boiler replacement, replacement velux windows, some electricity to be updated - quotes are already available) and is priced accordingly.

Enclosed garden around 1270m2 with well, car port and large shed.

Ideally situated close to a popular village with boulangerie, supermarket & pharmacie, and less than 10 minutes from the town of St André de Cubzac, train station and access to the A10 motorway. Around 15/20 minutes from the larger town of Libourne & 20 minutes from the outskirts of Bordeaux.

An ideal family home or second residence, a great opportunity to put your own stamp on a great property with huge potential.

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