

Charming cottage style 4 bed stone house with garden & pool in quiet hamlet, 15 mins north of Blaye



## INFORMATION

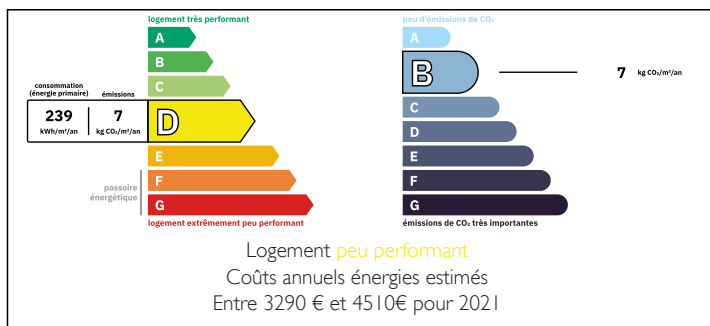
Town:	Blaye
Department:	Gironde
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	563 m2



## IN BRIEF

A wonderful detached character property with bags of charm. Recently renovated maintaining original features & a lovely cosy feel. Entrance hall, lounge with fireplace, large dining kitchen with pellet burner & exposed stone walls & beams, 4 bedrooms, office, 3 shower rooms. Double glazing & mains drainage. Charming enclosed gated cottage garden with parking area, recent pool & covered terrace. Around 15 minutes north of Blaye, between Etauliers & St Ciers sur Gironde, 2km from amenities. An absolute gem!

## 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

A large detached cottage style stone house with a warm feel, combining the comfort of its recent renovation with the charm of original floor tiles, fireplace, beams etc.

Situated in a quiet hamlet, with over 180m<sup>2</sup> living space, this is a large property with good sized rooms & high ceilings but maintaining its warm, cozy feel. It comprises a bright entrance hall around 13m<sup>2</sup> with original cement tiles, large but cosy lounge 25m<sup>2</sup> with fireplace, exposed beams and beautiful floor tiles, lovely big dining kitchen over 30m<sup>2</sup> with recent pellet burner, exposed stone walls and beams and door leading onto the terrace area outside, office/study (or extra bedroom) 13m<sup>2</sup>, large shower room with double sink & wc, large bedroom (or separate dining room if required) 25m<sup>2</sup> with stunning floor tiles plus shower room/laundry room. Stairs lead to a landing area and 3 good sized bedrooms (16, 16,5, & 12m<sup>2</sup>) plus another shower room with wc.

Recent double glazing, electric shutters, electricity redone, mains drainage.

Outside there is a low maintenance cottage style garden 563m<sup>2</sup> with recent pool (around 10m<sup>2</sup>), a decked terrace, plus covered terrace area for outside dining and parking area. The house is in a quiet hamlet but a short drive from the amenities of the local village (boulangerie, butcher's, pharmacie etc), and 5 minutes from supermarkets etc at Etauliers & St Ciers sur Gironde. Less than 5 minutes from the A10 motorway, giving easy access to Bordeaux. The estuary town of Blaye is...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES