

Character property with 371m of living space and 600m of outbuildings. River views.



INFORMATION

Town:	Saint-André-de-Cubzac
Department:	Gironde
Bed:	6
Bath:	4
Floor:	343 m2
Plot Size:	11000 m2



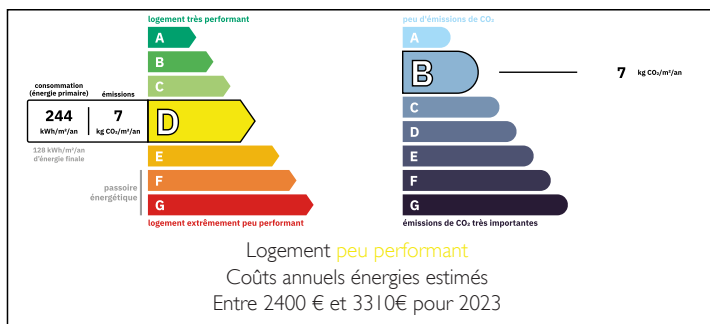
IN BRIEF

This stone property is perfect for a buyer looking for a mix of living space with substantial outbuildings in a unique setting. Only 32km from Bordeaux, overlooking the Dordogne river with South West exposure, this property is sold with 1 hectare of land.

The main house offers 234m² of living space with 4 bedrooms. The main house could also be used as two separate properties. A separate house with an 'Arcachonnaise' style roof has 109m² and 2 bedrooms.

This property has great potential for a family, an artisan, an artist or as a gîte.

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

Set on the banks of the River Dordogne, 32km from Bordeaux, this property offers 371m² of living space, 600m² of outbuildings and 1 hectare of land.

The main house has 234m² of living space comprising of a ground floor with 2 reception rooms, kitchen and office. The first floor has 4 bedrooms and 3 bathrooms. The main house can also be split into 2 properties. One with 142m² of living space and 3 bedrooms, the second with 92m² and 1 bedroom.

A separate house with an 'Arcachonnaise' styled roof, occupies the West wing of the property. The ground floor comprises of a living room, kitchen and bathroom. The first floor has two bedrooms.

Gardens to the front of the property offer shade from trees and views onto the Dordogne river. A dyke separates the river bank from the garden. A flat grassed plot measuring 4600m² lies to the West of the property. To the rear, 600m² of closed outbuildings have different ceiling heights. These include a large space insulated for refrigeration.

The property is located 32km from Bordeaux and 8km from Saint André-de-Cubzac. Regular commuter trains from Saint-André-de-Cubzac take 20 to 25 minutes to reach Bordeaux Saint Jean train station.

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