

Stunning renovated 4 bed stone house with gite, large outbuildings & land. Beautiful views. Near Fronsac



INFORMATION

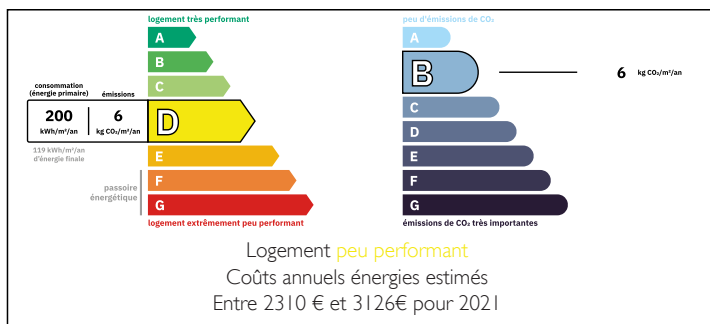
Town:	Fronsac
Department:	Gironde
Bed:	5
Bath:	3
Floor:	236 m2
Plot Size:	11165 m2

IN BRIEF

Exceptional stone property comprising 4 bed main house plus separate gite/guest house, outbuildings/hangar & almost 3 acres of land. In the main house, entrance hall, large lounge with fireplace, beautiful dining kitchen, 4 bedrooms, 2 bathrooms, office/mezzanine, courtyard. Separate 1 bed (possibly 2) gîte with good rental potential. Large outbuildings for further development. Stunning views. Near the village of La Rivière, close to Fronsac & Libourne.

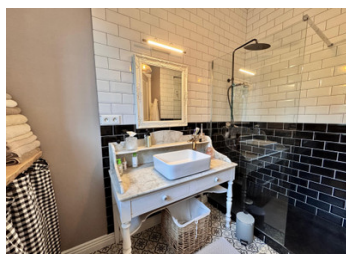


ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

In a quiet hamlet close to the pretty village of La Rivière, between the towns of St André de Cubzac and Libourne, this is a fabulous large stone property with spectacular views. Set up on the hillside overlooking the beautiful local vines and with the Dordogne river in the distance, the recently renovated property comprises the main house with almost 180m² living space- entrance hall and staircase, beautiful large lounge with stone fireplace with wood burner, wooden flooring & French doors leading onto the terrace area, large dining kitchen, mezzanine/bureau, courtyard area to the rear of the kitchen, downstairs bedroom with shower room & wc. Upstairs there is a large landing area leading to 3 good sized bedrooms, shower room & separate wc. The house benefits from a recently installed heat pump & double glazing.

A separate gite / guest house with almost 60m² living space has a lounge, kitchen, bedroom & shower room with the possibility of creating a second bedroom by renovating a further room upstairs.

Large separate building around 120m² which could be renovated, plus garage/workshop & wine cellar. Land totalling 11165m² (almost 3 acres) including parking area, beautiful terrace area, & fields with fruit trees (& sheep!). Electric gate & driveway.

A truly beautiful property with bags of character, a stunning marriage of original features and a contemporary style, with rental potential from the gite and scope for further development. Close to amenities, 5 minutes from Fronsac, around 10 minutes to Libourne.

Information about...