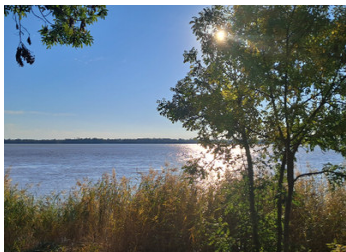


Fabulous location & views! Character 3 / 4 bed house garden on banks of estuary. Between Gauriac & Plassac



## INFORMATION

Town:	Gauriac
Department:	Gironde
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	524 m2

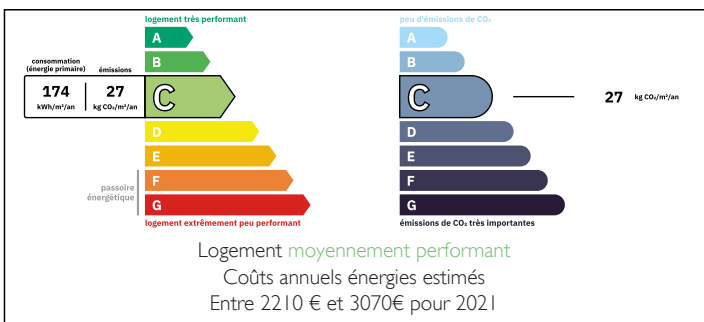


## IN BRIEF

OFFER ACCEPTED! All about the location and the views! A charming 3 / 4 bedroom stone property in a romantic setting, situated next to the Gironde estuary, with stunning views over the estuary and amazing sunsets!

Entrance hall, lounge, dining room, kitchen, 3 / 4 bedrooms, 2 shower rooms, 2 wcs. Original features. Attached garage, attic. Attractive courtyard to the rear of the house, land on the banks of the estuary with small outbuilding. 5 minutes from the town of Blaye, near the pretty villages of Gauriac and Plassac.

## 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

Built at the beginning of the 19th century, this is a lovely stone house in a beautiful spot with around 170m<sup>2</sup> living space, comprising entrance hall around 13m<sup>2</sup>, lounge around 20m<sup>2</sup> with fireplace and original wooden floors, large dining room 21m<sup>2</sup> with fireplace & wood burner, fitted kitchen 13m<sup>2</sup>, storage area, utility room with access to attic area, wine cellar, wc.

Upstairs 3 bedrooms (21, 11, 28m<sup>2</sup>) one of which has a shower & sink area, separate shower room, wc. Stairs to attic. Separate bedroom/office around 19m<sup>2</sup>. Attached garage almost 15m<sup>2</sup>, accessible from the house.

Original fireplaces, flooring, beautiful doors.

Gas central heating, double glazing. Perfectly habitable, would benefit from some updating (septic tank does not conform).

Pretty courtyard to rear of the house plus parking area to the front and separate plot of land on the banks of the estuary, perfect for admiring the stunning view over the water and the magnificent sunsets.

The Corniche de la Gironde is a perfect location for walks, cycling & picnics. The house is between the lovely villages of Gauriac & Plassac and a short drive from all of the amenities of Blaye. Ideal main or holiday home in a relaxing spot.

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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 foncière: 1473 EUR**

**Taxe habitation: EUR**

## NOTES