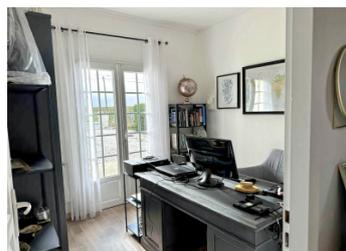


Charming house in perfect condition, very well equipped in the Médoc



INFORMATION

Town:	Saint-Seurin-de-Cadourne
Department:	Gironde
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	2447 m ²



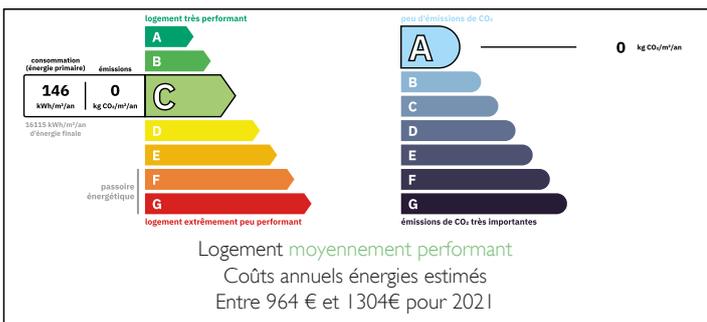
IN BRIEF

It's impossible not to fall under the spell of this charming 135 sq m family home, nestled within a perfectly enclosed, landscaped garden of 2,447 sq m. It comprises an entrance hall, a large living/dining room with a closed fireplace opening onto a kitchen. Adjacent to the kitchen are a utility room and an office, both also opening onto the garden. A hallway leads to three lovely bedrooms and a bathroom with a shower and bathtub, 1 WC. A large veranda heated by a wood-burning stove completes this property.

The large, fully enclosed garden offers beautiful views of the vineyards. You'll find fruit trees, several outbuildings (200 sq m), and a chicken coop.

The house is very well-equipped and in exceptional condition. Numerous renovations have been carried out by the current owners (invoices available). Features include: double-glazed PVC and wood...

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

It's impossible not to fall under the spell of this charming 135 sq m family home, nestled within a perfectly enclosed, landscaped garden of 2,447 sq m. It comprises an entrance hall, a large living/dining room with a closed fireplace opening onto a kitchen. Adjacent to the kitchen are a utility room and an office, both also opening onto the garden. A hallway leads to three lovely bedrooms and a bathroom with a shower and bathtub, 1 WC. A large veranda heated by a wood-burning stove completes this property.

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The house is very well-equipped and in exceptional condition. Numerous renovations have been carried out by the current owners (invoices available). Features include: double-glazed PVC and wood windows, fiber optic internet, individual heating, a reversible air conditioning system, and an alarm system.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 768 EUR

Taxe habitation: EUR

NOTES