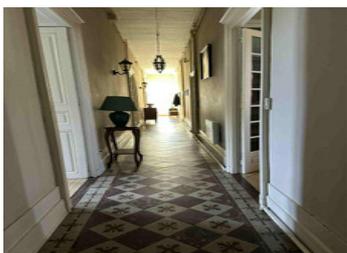
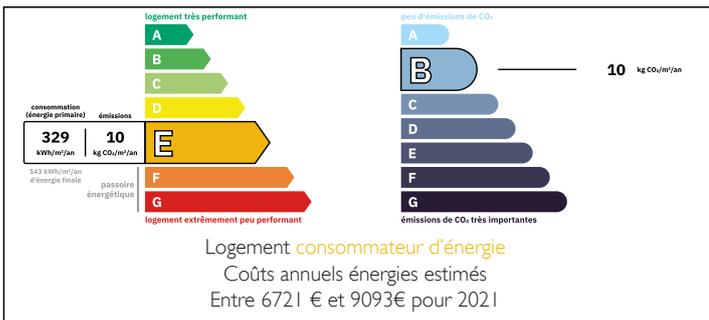


19th-century bourgeois house with 9 rooms. 2 living rooms, 6 bedrooms, 2 bathrooms, 1 shower room, 2 toilets



## ENERGY - DPE



## INFORMATION

Town:	Lesparre-Médoc
Department:	Gironde
Bed:	6
Bath:	3
Floor:	343 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>

## IN BRIEF

Charming 19th-century house of 343 m<sup>2</sup> on 5,000 m<sup>2</sup> of enclosed, wooded grounds.

This exceptional house, built in 1860, is located just minutes from the beautiful ocean beaches. It is situated in the heart of Lesparre, a vibrant town in the Médoc region, close to all amenities.

### PROPERTY DESCRIPTION :

- 343 m<sup>2</sup> on two levels
- 5,000 m<sup>2</sup> of wooded and landscaped grounds
- A large entrance hall of over 20 m<sup>2</sup>
- 6 spacious and bright bedrooms
- A large, separate, and functional kitchen
- A scullery
- 2 living rooms
- A dining room
- 2 bathrooms and 1 shower room
- 2 toilets

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.



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6 spacious and bright bedrooms  
A large, separate, and functional kitchen  
A scullery  
2 living rooms  
A dining room  
2 bathrooms and 1 shower room  
2 toilets  
A 70 m<sup>2</sup> cellar  
A large attic suitable for conversion  
A separate but adjoining 60 m<sup>2</sup> dwelling requiring renovation. Ideal for offices, a workshop, or independent accommodation. 1 large garage (with former stable) of 80 m<sup>2</sup> on the ground floor, plus an attic of the same size  
Parking

## LOCAL TAXES

Taxe foncière: **3888 EUR**

Taxe habitation: **EUR**

## NOTES

### KEY ADVANTAGES :

Detached  
South-West facing  
Significant development potential  
Convenient location  
Historic charm

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