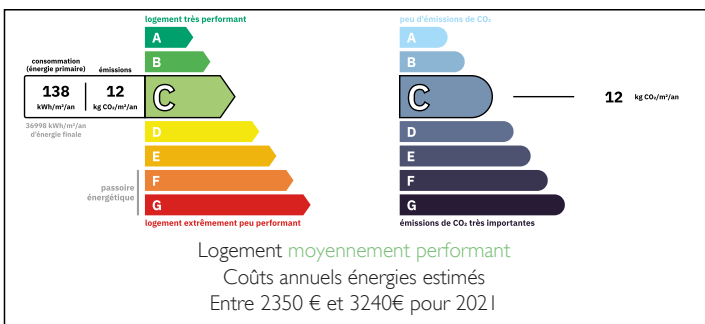


A characterful early 19th-century residence, perfectly restored, located between the beaches and the castle ro



ENERGY - DPE



INFORMATION

Town:	Bégadan
Department:	Gironde
Bed:	4
Bath:	2
Floor:	280 m ²
Plot Size:	380 m ²

IN BRIEF

You're sure to fall in love with this beautiful 1815 house with its Aquitaine stone facade, offering 280 sq m of living space. It's located in a Médoc village between the beaches and the wine route.

This house is laid out over two levels:

On the ground floor, a lovely entrance hall leads to a 46 sq m living room, a 35 sq m dining room, and a 32 sq m fitted kitchen. A pantry, a toilet, and a separate studio opening onto the garden complete this level.

Upstairs, a large mezzanine landing harmoniously offers a reading room, three beautiful bedrooms, an office, two toilets, and two bathrooms.

To complete this unique property, an 85 sq m garage with the possibility of creating an additional 85 sq m apartment on the upper floor and a

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

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To complete this unique property, an 85 sq m garage with the possibility of creating an additional 85 sq m apartment on the upper floor and a secluded garden further enhance the appeal.

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

LOCAL TAXES

Taxe foncière:	1 499 EUR
Taxe habitation:	EUR

NOTES