

Large character stone property on 3 levels to restore, large garage, 3 acres of land. Close to centre of Bourg

EXCLUSIVE



INFORMATION

Town:	Bourg
Department:	Gironde
Bed:	6
Bath:	2
Floor:	330 m2
Plot Size:	12084 m2

IN BRIEF

Large 18th century stone property over 3 levels with huge scope for further development. A stunning character house with original features, with the main accomodation on the ground floor comprising entrance hall, large reception rooms, kitchen, 4 bedrooms and bathroom. Lower ground floor at rear garden level with several rooms including 2 reception rooms, 2 bedrooms and bathroom. Several smaller rooms on top floor. Habitable but requires work. Large attached garage/outbuilding. Around 3 acres of land with well & old wind turbine. In a lovely quiet spot with beautiful views over the vines, close to centre of ancient village of Bourg.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This is a large stone property close to the centre of the ancient village of Bourg sur Gironde, with huge potential for development. Around 330m2 living space plus several small rooms on second floor. Comprising:

On the ground floor totalling around 226m2 living space, large entrance 24m2, lounge 40m2 with fireplace, 2 reception rooms 21m2 & 17m2, kitchen 24m2, further room 26m2. 4 bedrooms to the rear plus bathroom, shower room, wc.

On the lower garden level around 107m2 (accessible via internal stairs) 2 large reception rooms (31 & 30m2), one with fireplace, 2 bedrooms, shower room & wc. Large attached garage around 85m2 including old laundry room & boiler room.

A second floor around 30m2 comprises several small attic rooms plus shower room.

Part double glazing, boiler needs to be replaced, electricity and septic tank not recent. Roof not recent but well maintained.

Land totalling around 3 acres with well with lovely views to the side and rear of the local vines. Around 1.5km (15 minute walk) to the centre of Bourg with its market, shops, supermarket, port, schools and several restaurants.

A habitable property with bags of character with huge potential, in a lovely quiet spot but close to amenities. 10km from the town of St André de Cubzac, around 35 minutes from the outskirts of Bordeaux.

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