

Charming renovated stone 4 bed property with garden & pool with vineyard views. Quiet hamlet close to Gauriac



## INFORMATION

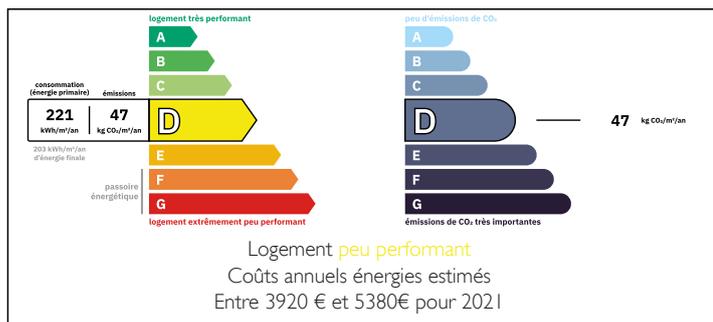
Town:	Gauriac
Department:	Gironde
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	3035 m2



## IN BRIEF

Detached character stone property around 175m2 with beautiful views over the local vines. Large lounge with insert fireplace, dining room, recent fitted dining kitchen, 4 bedrooms, 3 shower rooms. Large garden with pool and terraces, outbuilding. Between Bourg and Blaye, set in quiet hamlet close to village of Gauriac

## 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

A large detached renovated stone house, in a beautiful quiet spot overlooking the local vines. Comprises on the ground floor lounge with insert fireplace, dining room with fireplace, recent kitchen around 20m<sup>2</sup> with French windows leading onto a lovely terrace area and the garden with pool. Laundry room, boiler room, 2 bedrooms (16m<sup>2</sup> & 14m<sup>2</sup>), recent shower room, 2 wcs.

Upstairs are 2 further bedrooms, both of which are around 20m<sup>2</sup> with their own shower room (ideal for B&B), separate wc.

Recent double glazing, septic tank.

Attached outbuilding/possible studio around 23m<sup>2</sup> with kitchen area and old bathroom with wc. "Chai" to rear of house 24m<sup>2</sup>.

Garden around 3000m<sup>2</sup> with pool and terrace area. Beautiful views over the local vines. Around 2.5km from the village of Gauriac, with its superette, boulangerie, café, pharmacy etc. Between Bourg and Blaye. Perfect family or second home.

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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 habitation: EUR

## NOTES