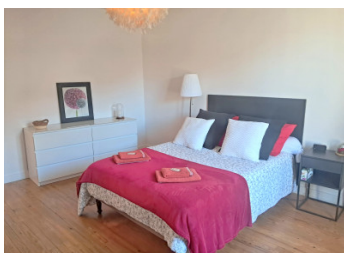


Large renovated stone 4 bed village property divided into 2 dwellings with garden & garage



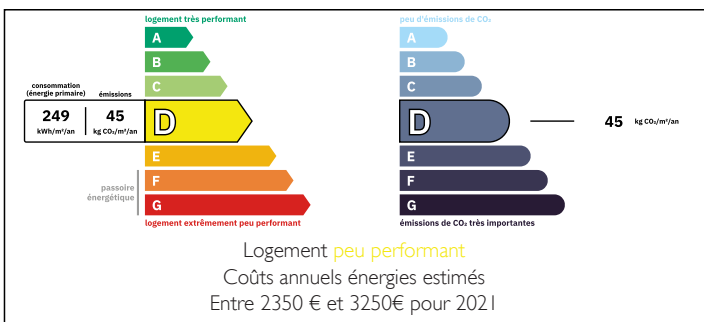
INFORMATION

Town:	Saint-Romain-la-Virvée
Department:	Gironde
Bed:	4
Bath:	3
Floor:	168 m2
Plot Size:	301 m2

IN BRIEF

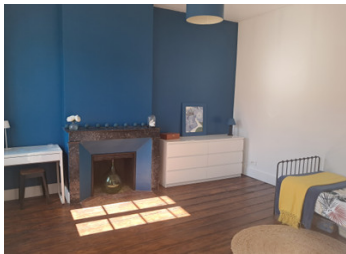
Beautiful character property around 168m2 currently divided into 2 houses, which could be rejoined if required. Main house around 108m2 with entrance, lounge, dining kitchen, shower room with wc, laundry/boiler room, 2 bedrooms, large bathroom with walk in wardrobe. Second house (ideal gite or guest house) around 60m2 with entrance, large living & dining room with kitchen, 2 bedrooms, shower room with wc. Tastefully decorated throughout. Enclosed low maintenance garden. In centre of popular village 5km from St André de Cubzac

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

An elegant & beautifully renovated stone village property with income potential. Currently 2 separate houses comprising a main house plus second gîte /guest house, the 2 could easily be reunited to make one large family home.

The main house has on the ground floor a large entrance hall with staircase, cosy lounge around 16m² with wood burner, large dining kitchen around 14m² with rear pantry/utility area, shower room with sink & wc, laundry/boiler room. Upstairs is a landing area ideal for office space plus 2 large bedrooms (17 & 15m²) one of which has a stunning bathroom with free standing bath, double sink, wc and walk in wardrobe area.

The second house comprises entrance area, living/dining room with kitchen totalling over 20m², shower room with wc, plus 2 large bedrooms on the first floor (14 & 17m²).

The property has gas central heating, double glazing throughout and mains drainage.

Attached garage around 21m².

Enclosed easy maintenance garden around 300m² with covered terrace area and water feature. Both houses have their own entrances and the garden can be divided so the property is ideal for a gîte activity, for a multi-generation family or guest house.

Situated in the pretty village of St Romain la Virvée, the property is less than 10 minutes from the town of St André de Cubzac (shops & restaurants, swimming pools, cinema, train station, close to A10 motorway) and around 20 minutes from Libourne and the outskirts of Bordeaux. A beautiful character property which has been...

LOCAL TAXES

Taxe habitation:

EUR

NOTES