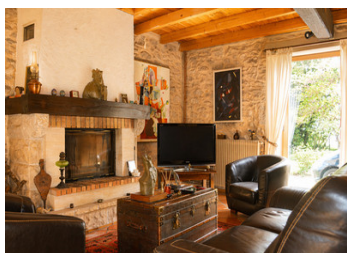


An hour from Bordeaux, a stone artist's house with beautiful wooded grounds and complete tranquillity



INFORMATION

Town:	Cazaugitat
Department:	Gironde
Bed:	3
Bath:	1
Floor:	218 m ²
Plot Size:	4200 m ²

IN BRIEF

Charm and Authenticity: Large Stone Artist's House Just 1 hour from Bordeaux and 50 minutes from Bergerac Airport, discover this exceptional stone house that has retained all its old-world charm. Located 5 minutes from the village of Pellegrue and its amenities, this property is a true haven of peace.

The living area comprises:

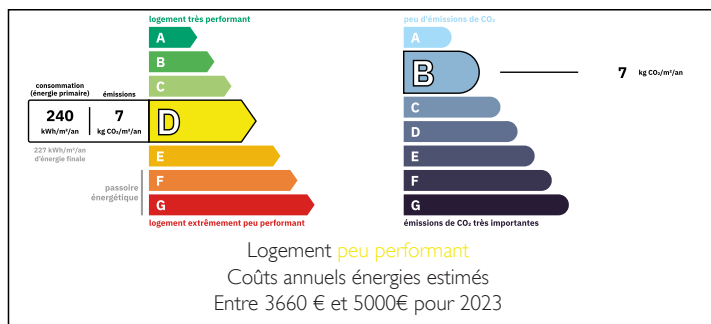
A spacious entrance hall leading to a kitchen-diner with a fireplace.

A cosy first living room (with a wood-burning insert) and a second living room with high ceilings and a mezzanine library.

A spectacular 104 m² artist's studio (a converted barn), ideal for your creative projects.

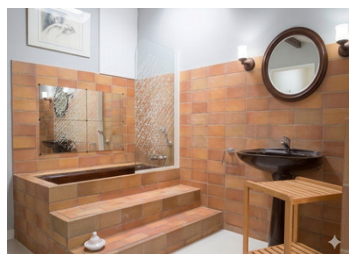
The ground floor is completed by a bathroom/WC,

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

This characterful house comprises:

- A 12m² entrance hall
- A 31m² kitchen-diner with a fireplace fitted with an insert
- A 31m² living room with a fireplace fitted with an insert
- A second 31m² living room with a 13m² mezzanine
- A 13m² bathroom with toilet
- A 104m² artist's studio
- A 17m² utility room with toilet

Upstairs:

- A 25m² landing with an 8m² bedroom area and a further 9m² bedroom area
- A 28m² master bedroom

A 63m² garage

LOCAL TAXES

Taxe foncière: 501 EUR

Taxe habitation: EUR

Heating is provided by a pellet boiler

Hot water is provided by a storage water heater

All windows and doors are double-glazed with wooden shutters

Wastewater is managed via a septic tank

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

NOTES