

Wonderful renovated stone 3 bed house with bags of character. Large outbuildings & garden. 4km from Bourg

EXCLUSIVE

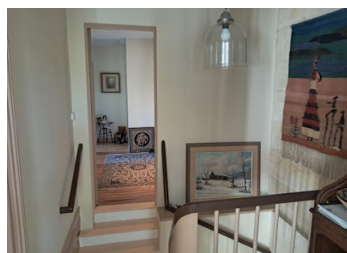


## INFORMATION

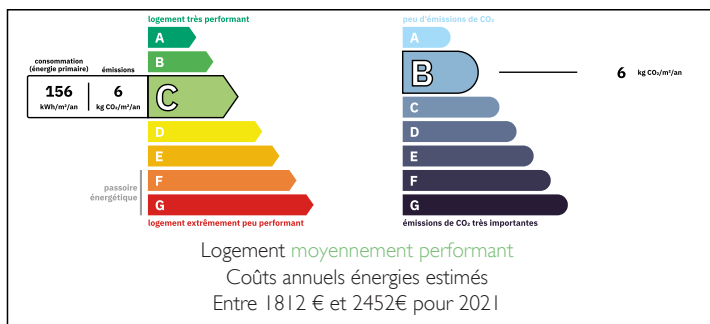
|             |         |
|-------------|---------|
| Town:       | Samonac |
| Department: | Gironde |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 125 m2  |
| Plot Size:  | 2190 m2 |

## IN BRIEF

EXCLUSIVE! Charming stone property around 125m2 with bags of history, renovated using high quality materials. Lounge, kitchen/diner, 3 bedrooms, bathroom, shower room. Large outbuildings, established garden 2190m2. 5 minutes from Bourg, around 35/40 minutes from Bordeaux



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

This is a beautifully renovated stone house with a pretty garden and outbuildings. With around 125m<sup>2</sup> living space the house has lounge around 34m<sup>2</sup> with stone fireplace, fitted kitchen around 27m<sup>2</sup> with dining area and fireplace. Upstairs are 3 good sized bedrooms (20, 10, 10m<sup>2</sup>) one with fireplace, a large bathroom around 9m<sup>2</sup> with bath, wc and separate shower cubicle, plus a further shower room with wc. The landing has plenty of storage space.

Double glazing throughout, central heating (electric) recent roof, insulation, electrics and plumbing, septic tank. 2 recently installed reversible heat pumps.

Outside there are several large outbuildings totalling over 100m<sup>2</sup> including an historic "tour de Chappe" dating from the 19th century, used as an early means of communication. The land totals over 2000m<sup>2</sup>, and includes a form of maze.

Quiet spot, close to small village, and less than 5 minutes from the ancient village of Bourg, with all amenities, market, citadel, port, restaurants etc.

Ideal family of holiday home in beautiful condition and maintaining many original features - an absolute gem!

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