

Character property with garden, 5 bedrooms, 3 bathrooms, a garage, attic and with potential for commercial use



INFORMATION

Town:	Saint-Aubin-de-Blaye
Department:	Gironde
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	3557 m2

IN BRIEF

Character Property with Exceptional Potential

Set within extensive grounds, this charming character property offers generous living spaces and a highly desirable lifestyle. The residence features five very spacious bedrooms, three bathrooms, two elegant reception rooms, and a large, welcoming kitchen.

The property also benefits from a garage and several private parking spaces located directly in front of the house. An additional highlight is the self-contained annex, which can be occupied independently, making it ideal for guests, extended family, rental income, or a home-based business.

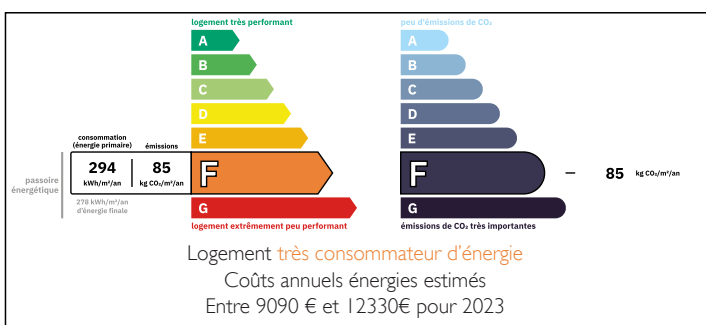
Furthermore, a large attic extends across the entire building, offering considerable potential for storage or further development.

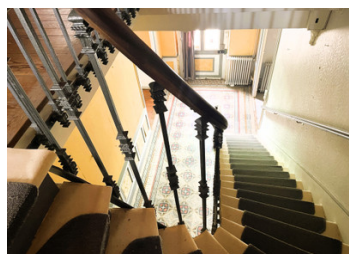
A rare opportunity to acquire a property that

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.

ENERGY - DPE





DESCRIPTION

Character Estate with Exceptional Commercial Potential

A rare opportunity to acquire a historic family estate, owned and occupied by the same family for generations. Rich in character and authenticity, this unique property offers substantial living space, remarkable architectural features, and outstanding potential for residential, hospitality, or commercial redevelopment.

Main Features

Character property with authentic period charm
Owned by the same family for several generations
Large landscaped grounds
5 spacious bedrooms
4 bathrooms
2 reception lounges
Formal dining room
Large kitchen
Independent annex suitable for separate accommodation
Garage and multiple private parking spaces
Extensive attic spanning the entire building
Roof in good condition
Interior Highlights
Impressive entrance hall with beautifully preserved original flooring
Grand staircase hall featuring a magnificent period staircase
Four large bedrooms located on the first floor
Original wooden parquet flooring in very good condition
High ceilings throughout the property
Large windows providing abundant natural light
Numerous spacious rooms with exceptional volumes
Original fixtures and architectural details that enhance the property's unique character

Layout

LOCAL TAXES

Taxe foncière: **2280 EUR**

NOTES