

Detached character 4 bedroom stone house with land & pool. Magnificent setting, beautiful countryside views



INFORMATION

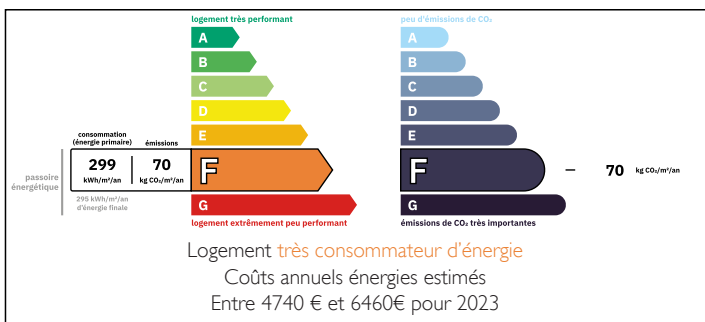
Town:	Mombrier
Department:	Gironde
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	13584 m2

IN BRIEF

Large detached stone character house with over 3 acres of land and beautiful pool. Around 160m2 living space with entrance hall, large living room with wood burner, dining kitchen, 4 bedrooms one of which has ensuite shower room, separate bathroom, 2 WCs, attached outbuilding. Perfectly habitable, would benefit from updating. Tucked away in a quiet spot close to the pretty village of Mombrier



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.



DESCRIPTION

All about the setting & the view! This is a wonderful detached stone girondine style house set in a large plot of wooded land with a fabulous pool and terrace. Overlooking its park and the beautiful countryside beyond, the house has around 160m² living space comprising on the ground floor entrance hall around 15.5m² with staircase, wc & storage room, large bright living/dining room almost 40m² with wood burner and French doors leading to the terrace and garden, dining kitchen around 25m².

Upstairs the landing area leads to 4 good sized bedrooms (25.5m², 10.5m², 10.5m², 15.7m²) the largest of which has its own ensuite shower room. There is a separate family bathroom and a wc. An attached outbuilding 28m² houses the central heating (oil) boiler and is a useful storage / workshop.

The house is perfectly habitable and comfortable with scope for improvement and putting your own stamp on (updating heating system, currently has single glazed windows etc).

The land totals over 13000m² with parking area, a superb swimming pool with terrace and many splendid trees, where only the birds and the rustling leaves from the trees can be heard. The ancient village of Bourg is around 6km, the beautiful estuary town of Blaye around 11km and the outskirts of Bordeaux around 35km.

A perfect family home or second home in an exceptional setting, which would work well as a holiday rental.

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

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