

Stone house with 4 bedrooms. Garden, swimming pool, garage, outbuildings and workshop. Near Blaye

EXCLUSIVE



## INFORMATION

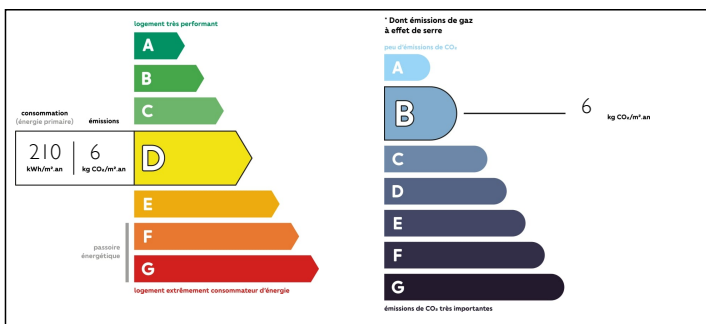
Town:	Cartelègue
Department:	Gironde
Bed:	4
Bath:	2
Floor:	335 m2
Plot Size:	2826 m2

## IN BRIEF

Dreaming of a beautiful home with lots of potential. Looking for a large family home? A holiday home? Or maybe you are looking to start your own business and need extra space. Look no further because this is your chance. This beautiful typical French stone house is located in a small hamlet near Blaye. Surrounded by the peace and quiet of the French countryside but close to the necessary facilities. The house has been renovated and has a large kitchen, a living room, a dining room and a cosy library room. All overlooking the garden, spacious terrace and swimming pool. Upstairs are a bathroom and 3 bedrooms, the master bedroom with en-suite bathroom and dressing room. On the ground floor there is access to the pantry and a large workshop with mezanine. Next is the 4th bedroom with shower and private entrance. The large garage, the wine cellar with temperature control (Eurocave) and the barn...



## 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

Ground floor:

- hall (14 m<sup>2</sup>)
- kitchen (25m<sup>2</sup>)
- dining room (28m<sup>2</sup>)
- living room (28<sup>2</sup>)
- library room (24m<sup>2</sup>)
- toilet
- pantry
- bedroom 1 (28m<sup>2</sup>)
- workshop (47m<sup>2</sup>)
- mezzanine (17m<sup>2</sup>)

First floor:

- bedroom 2 (24<sup>2</sup>)
- bedroom 3 (21 m<sup>2</sup>)
- bedroom 4 (29m<sup>2</sup>)
- shower room (5,5m<sup>2</sup>)
- en-suite bathroom (20m<sup>2</sup>)
- dressing room

Outside and annexes:

- garden ( 1500m<sup>2</sup>)
- terrace (80m<sup>2</sup>)
- swimming pool (with poolhouse) (50m<sup>2</sup>)
- garage ((77m<sup>2</sup>)
- wine cellar (27m<sup>2</sup>)
- annexe (37m<sup>2</sup>)
- floor above the garage (100m<sup>2</sup>) (to renovate)

## LOCAL TAXES

Taxe foncière: 975 EUR

Taxe habitation: 820 EUR

## NOTES

Additional information:

- Fully fenced with electric gate
- Swimming pool with electric roller shutter
- New roof
- Built-in BBQ next to the pool house

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