

Large renovated 3 bedroom (potential 5) town house and garden. Near amenities and station. St Emilion 12kms.



## INFORMATION

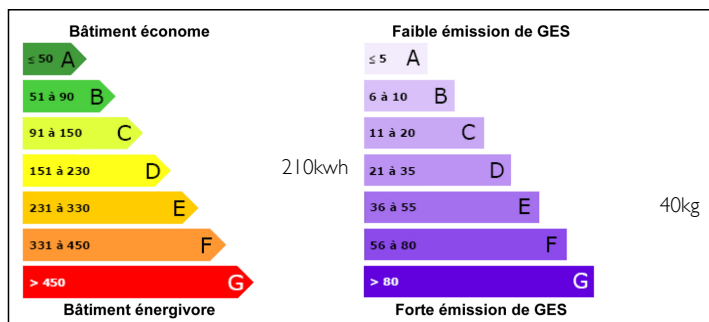
Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	3
Bath:	1
Floor:	168 m2
Plot Size:	508 m2



## IN BRIEF

Lovely large family home and possibly a B&B opportunity. Big rooms, high ceilings and some original character features make this a great house near the bustling centre of a bastide town on the edge of the Dordogne river, only 15 minutes from St Emilion. Fully renovated from top to bottom - including brand new roof completed in 2016. 3 double bedrooms upstairs and two large reception rooms downstairs (one could become a downstairs bedroom). The large 18m<sup>2</sup> fitted kitchen/diner has a 27m<sup>2</sup> Chai next to it allowing the possibility to have a very large (45sqm) open plan kitchen/dining room and there is also a 27m<sup>2</sup> loft upstairs (above the Chai) already with new windows that could be converted into a further bedroom with ensuite facilities. And your own wine cellar! The enclosed garden has a small stream running across the bottom and fabulous views across fields and...

## 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.



## LOCAL TAXES

**Taxe foncière: 597 EUR**

## NOTES

## DESCRIPTION

Very comfortable living in this large well proportioned stone town house.

- \* Entrance hall (13m<sup>2</sup>) tiled floors
  - \* Fitted kitchen (18.39m<sup>2</sup>) tiled floors
  - \* Side space with sink (2.21m<sup>2</sup>)
  - \* Reception room (15.45m<sup>2</sup>) parquet and stone walls
  - \* Reception room (18.71m<sup>2</sup>) parquet and stone walls
  - \* Understairs WC plus cupboard
  - \* Coat/storage cupboard (4.48m<sup>2</sup>)
  - \* Chai (27.54m<sup>2</sup>) stone walls and door to terrace and garden
  - \* Wine cellar (15m<sup>2</sup>)
- Original wooden staircase leading to:
- \* Bedroom 1 (14.20m<sup>2</sup>) parquet, fireplace
  - \* Bedroom 2 (20.59m<sup>2</sup>) parquet, fireplace
  - \* Bedroom 3 (21.44m<sup>2</sup>) parquet
  - \* Shower room (4.23m<sup>2</sup>) with shower, washbasin and WC
  - \* Loft (further Bedroom) (27.34m<sup>2</sup>) stone walls, new PVC double glazed window

New PVC double glazing throughout

Brand new roof in 2016

Mains gas central heating - condensation boiler

Mains drainage

Covered Terrace

Private enclosed garden

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