

Majestic main stone house, 2 additional dwellings, land and pool. Close centre St Christoly de Blaye



## INFORMATION

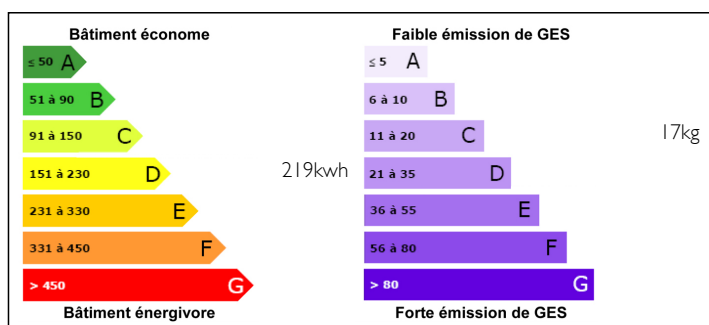
Town:	Saint-Christoly-de-Blaye
Department:	Gironde
Bed:	8
Bath:	4
Floor:	500 m2
Plot Size:	3337 m2



## IN BRIEF

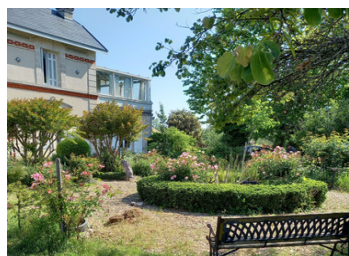
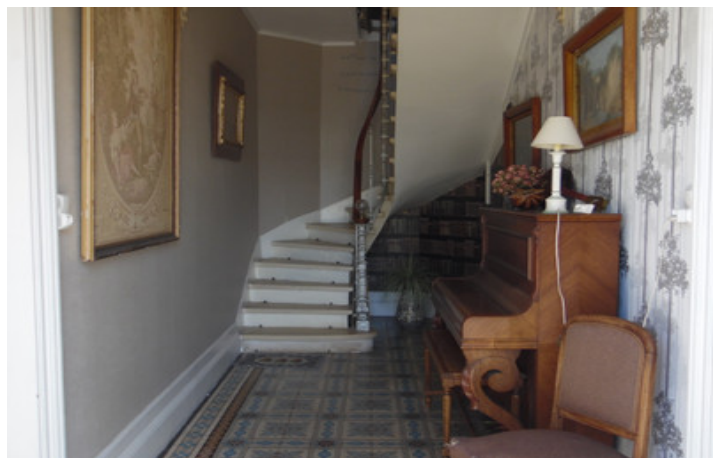
Superb property with large 7 bedroom main house, attached 1 bedroom house, separate smaller house to renovate, large reception rooms, large garden and pool. Close to centre of St Christoly de Blaye, ideal for gite activity or multigenerational family.

## 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

Magnificent ensemble comprising large main house plus 2 further houses. Huge scope for development. Main house (around 272m<sup>2</sup>): original features. Entrance 14m<sup>2</sup> with beautiful cement tiles and staircase, lounge 37m<sup>2</sup> with fireplace, dining room 19m<sup>2</sup> with fireplace, kitchen 21m<sup>2</sup>, utility room, shower room, wc, laundry room. Upstairs 7 bedrooms (22,20,13,15,14,21,11m<sup>2</sup>), large walk in dressing area with cupboards, bathroom, wc, covered balcony/terrace 22m<sup>2</sup>. Gas central heating (gas tank), double glazing, mains drainage.

Large reception room (heat pump plus fireplace) around 53m<sup>2</sup> (ideal for large gatherings) plus further room ("games room") 54m<sup>2</sup>.

Second attached house (access via lounge of main house or exterior) 80m<sup>2</sup> with large open plan living area & kitchen, bedroom 15m<sup>2</sup>, shower room, wc. Heat pump plus wood burner.

Separate small house to renovate (around 65m<sup>2</sup>) with entrance, open plan living area & mezzanine bedroom, small kitchen, bathroom (new roof, connected to mains drainage, double glazing).

Land total 3337m<sup>2</sup> with heated pool and terrace, well, garage 26m<sup>2</sup>.

Around 40 minutes from the outskirts of Bordeaux, 45 minutes from the airport. A rare property, in good condition, with great potential. Please ask for additional photos.

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

## NOTES