

UNDER OFFER Maison de maître to refurbish with covered terrace, outbuildings and garden surrounded with vines



INFORMATION

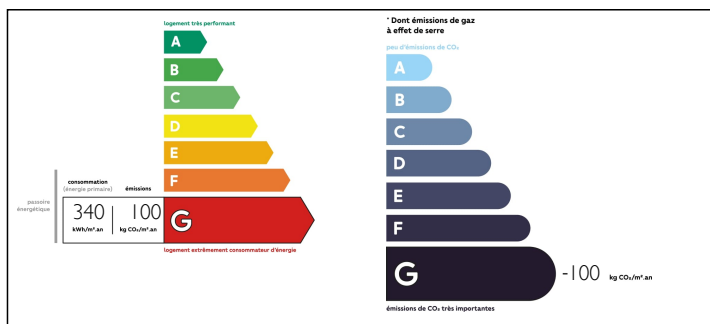
Town:	Puynormand
Department:	Gironde
Bed:	5
Bath:	2
Floor:	270 m2
Plot Size:	2425 m2

IN BRIEF

UNDER OFFER °°°° This classical maison de maître boasts 4 large rooms organized around a hall with high ceilings and cement tiles. It comprises of 3 reception rooms, a kitchen and a pantry with WC on the ground floor and 5 bedrooms with a bathroom on the 1st floor. It is habitable but needs complete refurbishment. The roof has been repaired and the guttering newly replaced. The exteriors consist of a covered terrace, a large barn used as a garage and 3 small outbuildings, set on a manageable garden. The property is located on the outskirts of a village with local shop (bread and groceries, local products) and school, surrounded with fields and vines. 4kms to the supermarkets and the train station in St Seurin sur l'Isle, 19kms to St Emilion, 60kms to Bergerac and 1h to Bordeaux via the motorway.



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

Maison de maître - 270m2

--Ground floor--

- Entrance hall : 16,50m2 - original cement tiles
- Sitting room 1 with open fireplace : 25m2 (wooden floor)
- Sitting room 2 with open fireplace: 25m2 (wooden floor)
- Dining room : 25m2
- Kitchen : 11m2
- Pantry/laundry/WC : 25m2 (wooden floor)
- Storage room : 3m2

--1st floor--

- Corridor : 15m2 (12mX1,30m)
- Bedroom 1 with sink and bidet : 19m2
- Bedroom 2 with sink : 25m2
- Bedroom 3 : 18m2
- Bedroom 4 : 25m2
- L-shaped bedroom 5 : 9m2
- WC with sink : 2,50m2
- Bathroom with sink, bathtub, shower and bidet : 16,50m2

-Covered terrace

- Attached wood shed with fireplace : 7m2
- Large outbuilding comprising garage of 34m2, barn of 36m2 and attic space of 108m2
- 2 small outbuildings
- Well

--Technical info--

- New guttering and roof repaired
- Oil fuelled central heating
- Single-glazing
- No insulation
- Individual septic tank - not complying
- Asbestos

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

NOTES