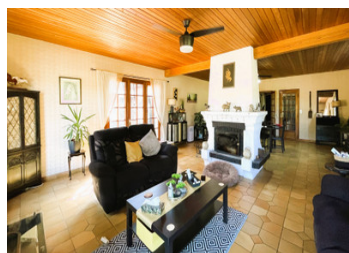


5 bedroom modern house with land for horses. Near Bourg

EXCLUSIVE



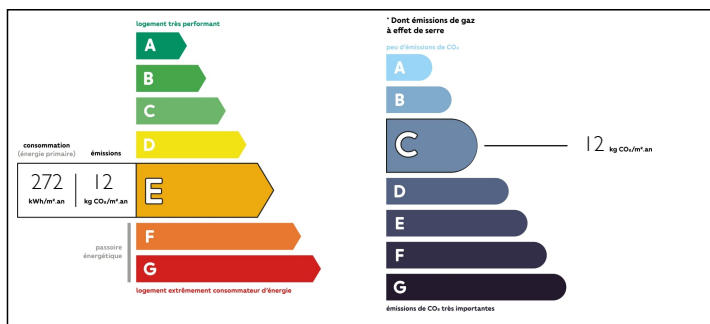
INFORMATION

Town:	Lansac
Department:	Gironde
Bed:	5
Bath:	2
Floor:	176 m2
Plot Size:	37526 m2

IN BRIEF

"Under offer. Visites suspended" Very well-maintained country house near Bourg, 3 km from the Gironde river. This house, on 3.7 ha of land with lots of privacy, is surrounded by the rolling hills of the Gironde and the region's many vineyards. With 5 bedrooms, 2 bathrooms, a spacious kitchen, a cosy and bright living area and with a very large terrace, it makes an ideal family home. From the terrace you can enjoy the beautiful nature and the peace and quiet. Ideal also for horse lovers. Modern stables (5) available and lots of land. The house is located near all necessary facilities such as bakeries, supermarkets, schools, doctors, hospital, etc... Saint André-de-Cubzac with its railway station and Blaye are a short distance away.

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

- Entrance hall (9,93m²)
- Kitchen (19,80m²)
- Living room with dining room (51,36m²) with double-sided fireplace
- Hallway bedrooms (7,30m²)
- Toilet (3,32m²)
- Bathroom (6,98m²)
- Bedroom 1 (13,53m²)
- Bedroom 2 (14,10m²)
- Bedroom 3 (10,83m²)
- Bedroom 4 (10,83m²) (could be laundry room)

First Floor

- Bedroom 5 (19,48m²)
- Shower room + Toilet (4m²)

Outside

- Very large tiled terrace with a stone barbecue
- Extra building with game-/storeroom with possibility for kitchen (75m²)
- 5 modern stables
- Shed
- large beautiful garden
- meadows

NOTES

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