

Stone house with 3 bedrooms, swimming pool and outbuildings. Near Bourg sur Gironde and Blaye.



## INFORMATION

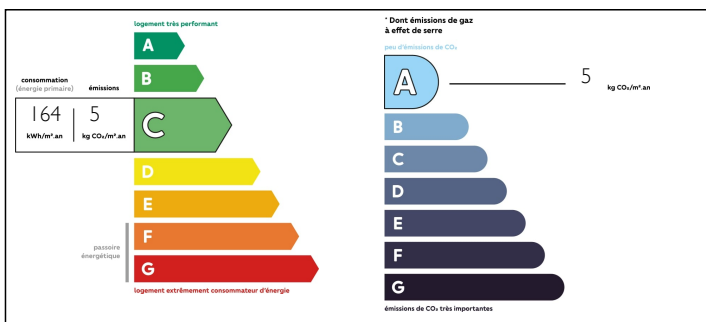
Town:	Mombrier
Department:	Gironde
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	12250 m2



## IN BRIEF

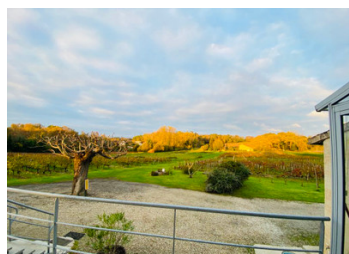
What a cosy house. Beautifully renovated and tip-top. You just need to move your furniture. Located in a small hamlet in a cul-de -sac near Bourg-sur-Gironde and Blaye, this stone house is ideal as a family home or holiday home. Or maybe there's an entrepreneur in you and you'll rent out the annex as a gîte or guest room. Every room in this house is bright and lets the sun shine in happily. The large outbuildings offer endless possibilities to bring your ideas to fruition here too. Next to the house is a lovely little vineyard that you can cultivate yourself, if you like. And with a large, dry wine cellar under the house, you immediately know where to store your eventual own harvest. Enjoy the large terrace that gives you and views of the beautiful surroundings. This house is a real must-see and will immediately charm you. Possibility of extra...

## 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:

- salon: 22m<sup>2</sup>
- kitchen + dining room: 37m<sup>2</sup>
- hall: 8m<sup>2</sup>
- bathroom: 10m<sup>2</sup>
- bedroom 1: 8m<sup>2</sup>
- bedroom 2: 14m<sup>2</sup>
- toilet: 2m<sup>2</sup>

Floor-1:

- salon: 27m<sup>2</sup>
- bedroom 3: 10m<sup>2</sup>
- hall: 2m<sup>2</sup>
- shower room+toilet: 10m<sup>2</sup>

Annexes:

- barn: 122m<sup>2</sup>
- cave: 103m<sup>2</sup>
- garage (144m<sup>2</sup>) + vide et atelier (46m<sup>2</sup>)

Outside:

- terrace:
- pool: 3,2m x 6,6m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: 2075 EUR

## NOTES