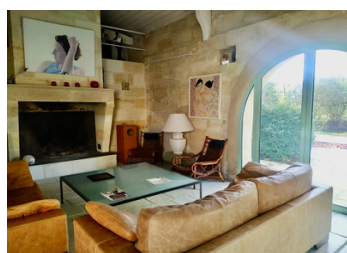


Domain of 3.5hectares with bourgeois house, janitor's house, outbuildings, garage, pool



INFORMATION

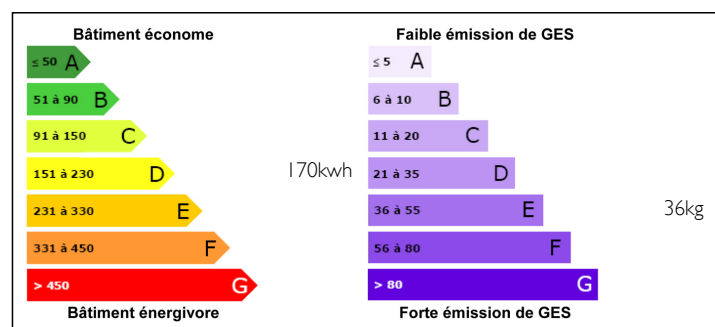
Town:	Coutras
Department:	Gironde
Bed:	7
Bath:	6
Floor:	650 m2
Plot Size:	35000 m2



IN BRIEF

Situated on more than 3 hectares, this property is comprised of 800 m² of which approximately 600 m² is habitable. The estate includes a mansion and a caretaker's house as well as several outbuildings. Lovely river views from the Isle, with a pontoon. A nicely placed swimming pool presents itself along with a tennis court in good condition. Layout of the house: living room, lounge, library, bar, summer lounge, veranda, summer kitchen, winter kitchen. Numerous bedrooms with shower rooms, including a master suite on the ground floor. Chapel in the house, outbuilding with an apartment, wine storehouse, orange grove. Heated swimming pool, tennis, park, pontoon on river

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

Surfaces

- | Entry (24.61 m²) - | Living room (32.81 m²)
- | Library (33 m²) - | Kitchen (25.83 m²)
- | Veranda (36.32 m²) - | Summer kitchen (26.83 m²)
- | Living room (49 m²) - | Bedroom (13.71 m²)
- | Other (2.3 m²) - | Release (6 m²)
- | Toilet (2.39 m²) - | Release (11.81 m²)
- | Dressing room (20.46 m²) - | Bathroom (12.19 m²)
- | Bedroom (23.87 m²) - | Release (11 m²)
- | Prayer room (26.52 m²) - | Release (20 m²)
- | Bedroom (44 m²) - | Corridor (18 m²)
- | Toilet (4.24 m²) - | Room (18.11 m²)
- | Bedroom (19 m²) - | Bathroom (5.28 m²)
- | Bedroom (26 m²) - | Shower room (2.3 m²)
- | Bedroom (22.4 m²) - | Bathroom (2.3 m²)
- | Cellar (13.34 m²) - | Laundry room (24.5 m²)
- | Technical room (8.56 m²) - | House (60 m²)
- | House (60 m²) independent
- | Outbuilding (62 m² - 666 sq ft -)
- | Outbuilding (56 m²) - | Wine cellar (11.86 m²)
- | Garage (37 m²) - | Storage room (23.9 m²)
- | Workshop (26.14 m²)

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

NOTES