

Ref: A19710MGD33

Price: 318 000 EUR

agency fees to be paid by the seller

Charming 3 bedroom stone village property with garden & pool. Extra living space possible. Near Blaye & Bourg



INFORMATION

Town: Villeneuve

Department: Gironde

Bed: 3

2 Bath:

Floor: 220 m2

Plot Size: 1575 m²







IN BRIEF

EXCLUSIVE! OFFER ACCEPTED! Lovely characterful stone house in centre of quiet village 6km from Blaye and 10km from Bourg. Lounge, dining room, kitchen, 3 bedrooms, bathroom, shower area, wc on ground floor plus large open room upstairs to finish renovating.

Enclosed garden with pool, terrace, parking area.

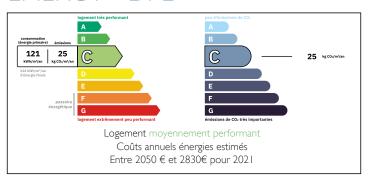








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 912 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In a lovely quaint village, between Bourg and Blaye, and within a 2 minute drive of amenities, this is a very attractive renovated stone house in very good condition. With around 220m2 living space, it has lovely bright lounge around 26m2 with fireplace and exposed stone wall, dining room around 25m2 with fireplace, kitchen around 22m2 with staircase leading to upstairs. There are 3 bedrooms on the ground floor (28, 22,18m2), one with shower room, separate family bathroom 9m2, wc, pool equipment room. One of the bedrooms leads to the lovely terrace area by the pool, perfect for an early morning cuppa!

Upstairs is a large open area around 60m2 with beams, which already has electricity and radiators and could easily make more bedrooms if required.

There is also a large cellar 58m2 which can be accessed from inside the house or from the outside, and is ideal as a laundry room and /or wine cellar.

Gas central heating, mains drainage, double glazing, roof in good condition.

Outside is a very pretty and enclosed garden around 1500m2 with private salt water pool 10x6m and terrace. There is also a large parking area for cars.

Bordeaux and the airport are only around 45 minutes away, and the Atlantic coastline is easily accessible. The estuary town of Blaye with its citadel, shops and restaurants, and car ferry across to the Médoc is only 5 minutes by car. Perfect as a family home or lock up and leave second home.

Information...