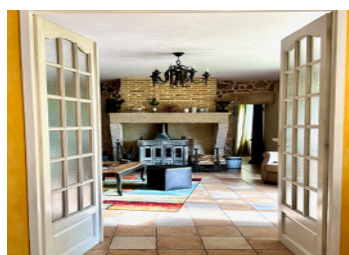


large property renovated old house with 2 studios and large garden 2.5ha, 12km from Sauternes



INFORMATION

Town:	Villandraut
Department:	Gironde
Bed:	4
Bath:	3
Floor:	320 m2
Plot Size:	25000 m2

IN BRIEF

In the heart of the Gironde moors, in a small village near Villandraut, in absolute peace and quiet with no neighbours, come and discover this beautiful property set in the middle of nature.

In the main house, the kitchen opens onto the dining room, which looks out onto the countryside.

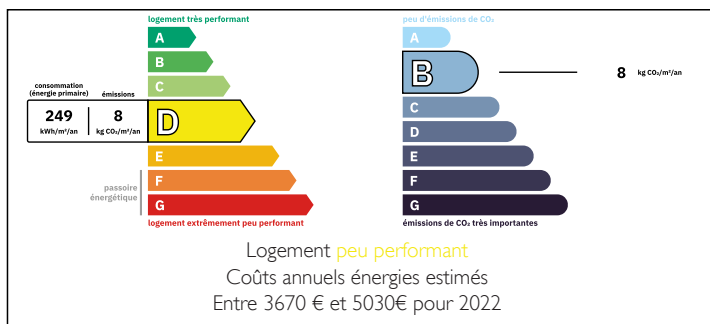
There is a large bedroom on the ground floor that could become the master suite, and 3 other large bedrooms upstairs.

Two converted studio flats are located at the rear of the house, with no overlooking neighbours (one is rented out all year round). They could be used for tourism (up to 6 people per studio flat) or as guest houses.

Additional conversion options could be considered for a tourist or equestrian activity.

The house is also equipped with photovoltaic panels, geothermal heating and a thermodynamic hot water tank, all significant energy benefits.

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

In the heart of the Gironde moors, in a small village 12km from Sauternes, in absolute peace and quiet with no neighbours, come and discover this beautiful property set in the middle of nature.

Countryside and bucolic walks await you near the village and on the signposted footpaths or along the waterways thanks to the Landes de Gascogne Regional Nature Park. Wine tasting awaits you in Sauternes, just 9 km away.

In the main house, the kitchen opens onto the dining room, which looks out onto the surrounding countryside,

Also overlooking the kitchen, a large covered terrace lets you enjoy the mild evenings late into the season. A heated veranda lets you enjoy the garden in winter.

The cosy lounge with its exposed stone invites you to relax. All the rooms are arranged so as to take advantage of the view of the outside, making them bright and airy.

A large bedroom with en suite shower room is on the ground floor, and could become a large master suite. With its separate entrance, it could also be used for another purpose.

Upstairs, there are three large, ready-to-use bedrooms and a bathroom with separate toilet, just waiting to be used.

The two fully-furnished studios are at the rear of the house, with no facing building (one of which is rented out year-round). Each has a separate entrance and terrace, with a fully equipped kitchen. They can be rented out immediately or used as guest houses or gîtes (sleeps up to 6).

The...

LOCAL TAXES

Taxe habitation: EUR

NOTES