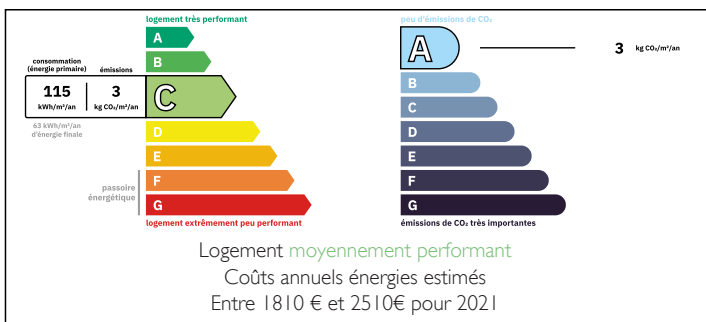


Immaculate renovated stone property in own grounds, with separate gite & pool. North of Blaye

# EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Ciers-sur-Gironde |
| Department: | Gironde                 |
| Bed:        | 4                       |
| Bath:       | 4                       |
| Floor:      | 255 m2                  |
| Plot Size:  | 4629 m2                 |

## IN BRIEF

EXCLUSIVE! OFFER ACCEPTED. A beautiful and tastefully renovated 3 / 4 bedroom detached stone house with 1 bedroom gite. Entrance, lounge, dining room, fitted kitchen with stairs to mezzanine (office/bedroom). 3 large bedrooms upstairs, shower rooms, bathroom, walk-in wardrobe. Gite with lounge/kitchen, bedroom, shower room. Beautiful recently installed heated pool and terrace. Large garage/outbuilding. In small quiet hamlet, 3km from St Ciers sur Gironde. Ideal gite / B&B activity

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

This is a gorgeous and imposing detached stone country property with around 255m<sup>2</sup> living space. Renovated recently and beautifully maintained, it needs no work (double glazing, electricity redone, roof in good condition, central heating - reversible heat pump, air conditioning) – the whole house and grounds are immaculate. The main house has around 207m<sup>2</sup> and comprises a large entrance with beautiful staircase and wc, lovely big lounge around 25m<sup>2</sup> with fireplace, formal dining room 23m<sup>2</sup> with fireplace, fitted kitchen 29m<sup>2</sup> with girondine floor tiles, fireplace and stairs leading to a large mezzanine (ideal 4th bedroom, office or library).

The main staircase leads to 3 very large bedrooms (18m<sup>2</sup>, 19m<sup>2</sup> & 25m<sup>2</sup>), 2 of which have their own en-suite shower rooms, plus a large separate bathroom 8m<sup>2</sup> and a walk in wardrobe.

An independent gite around 48m<sup>2</sup> has a lovely cosy lounge with fireplace and kitchen area, and access to a rear terrace and garden area, a large double bedroom, plus shower room with wc.

There is also a large separate garage / outbuilding, as well as outbuildings attached to the main house. The gated grounds measure around 4600m<sup>2</sup> (just over an acre) with recent beautiful heated 10x5m ground pool, decked terrace and well.

The property is in a lovely quiet countryside spot, yet is only a short drive to the amenities of St Ciers sur Gironde (shops, restaurants, cinema etc). Bordeaux and the airport are around 45 / 50 minutes, and the Charente Maritime coastline is easily accessed...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES