

In Castets (south Gironde), near the port, lovely property with stone house, studio and outbuildings



INFORMATION

Town:	Castets et Castillon
Department:	Gironde
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	3500 m2



IN BRIEF

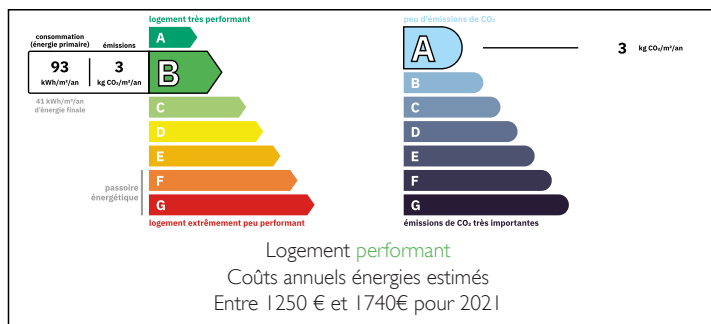
Close to the charming port of Castets and Castillon, Pretty property with stone house, no work required Large 9x4.5 saltwater swimming pool and pool house

A large plot of 3000m², perfectly maintained

A fully equipped studio for rent or to live in

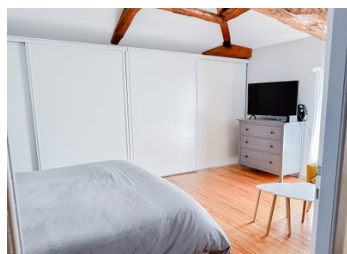
Two outbuildings, one of which is a large tobacco drying shed in need of finishing (electricity), either to live in or to do odd jobs or to park cars

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

Castets et Castillon, located 40 km from Bordeaux, at the confluence of the Canal de Garonne and the Garonne River.

There are many points of interest to discover, including the Canal and its towpaths, which have been converted into a cycle path and extend as far as Toulouse.

In the south of the Gironde, this beautiful commune attracts many tourists and a certain gentleness to life reigns here.

This charming property is close to all amenities but in absolute peace and quiet: a stone house with no work required, a lovely saltwater swimming pool and terrace, a ready-to-live-in studio apartment and outbuildings, including a large tobacco drying shed to be finished, for living in, for leisure use or to park vehicles

A warm, authentic property to enjoy with your family or pets/horses.

To visit quickly

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

LOCAL TAXES

Taxe foncière: 530 EUR

Taxe habitation: EUR

NOTES