

Stone house with 4 bedrooms, farmhouse type, garden, garage, attached barn, outbuildings and pond



INFORMATION

Town:	Cartelègue
Department:	Gironde
Bed:	4
Bath:	1
Floor:	162 m2
Plot Size:	8207 m2



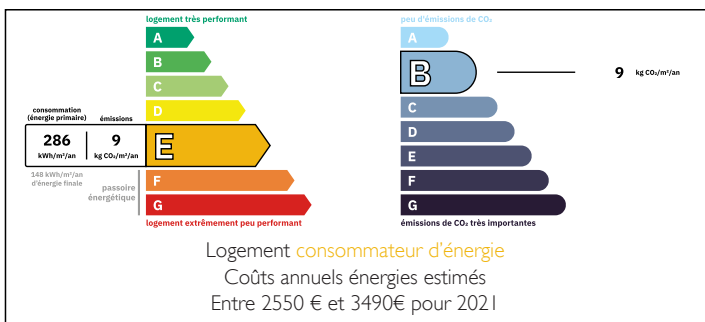
IN BRIEF

This large family house, quiet and green, is located a stone's throw from a village where you will find all necessary facilities. Proximity of bakery, butcher, restaurants etc... You are also not far from Blaye where you will find schools, a hospital and supermarkets.

You enter the grounds via a long driveway through the beautiful green garden. A large pond adorns the property. The house is of the longère type, built with typical French stone. The large attached barn could serve as garage, workshop, storage space or, if converted, an extra large living space or gîte/studio. There is also a detached garage and some outbuildings such as an extra shed and garden house. The garden is a paradise for those who like lots of outdoor space.

On the ground floor there is an updated kitchen, living room, 2 bedrooms...

ENERGY - DPE



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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.



DESCRIPTION

The house is located on a plot of just over 8000m². It can therefore be said that you are in a green oasis of garden, trees and a private pond

Ground floor

- Hall: 9 m²
- Living room: 27 m² - tiled floor- fireplace with wood storage- single glazing
- Kitchen: 25m² - completely renovated - tiled floor - access to terrace
- Night hall: 7m²
- Storage room: 7m² - space for washing machine and dryer - 200l cumulus
- Bathroom: 9m² - to refresh
- WC: 2m²
- Bedroom 1: 13m²
- Bedroom 2: 15m²
- Veranda: 55m² - covered

Floor

- Separate attic room located above veranda: 18m²- accessible by open staircase
- Bedroom 3: 17m² - under pitched roof - built-in bed - double glazing
- Bedroom 4: 18m² - under sloping roof
- Night hall: 8m²
- Room: 7m² - pipes available for conversion to bathroom

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES

Around the house

- Barn: 127m² - roof partly renewed
- Garage: 45m²
- Garden house
- Large terrace

This house is very suitable as a family home. Inside, there have been recent renovations.

The very large and green garden is an absolute asset when you are looking for peace and nature.

There is a lot of privacy and you are not overlooked by neighbours.

Part of the house still needs some refreshment but