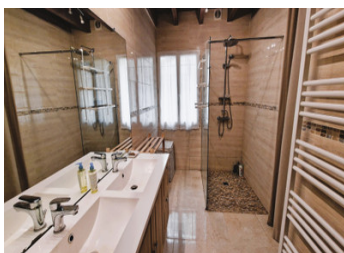


## Charming 4-Bedroom Family Home with Garden, Garage, Workshop & Gîte Potential – Saint-Martin-de-Laye



### INFORMATION

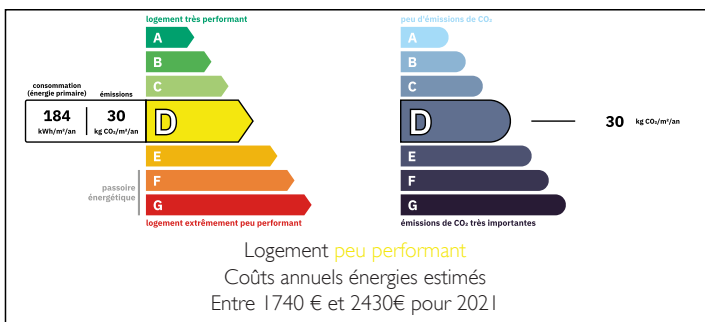
|             |                      |
|-------------|----------------------|
| Town:       | Saint-Martin-de-Laye |
| Department: | Gironde              |
| Bed:        | 4                    |
| Bath:       | 1                    |
| Floor:      | 166 m2               |
| Plot Size:  | 5090 m2              |



### IN BRIEF

Charming 4-bedroom home for sale in Saint-Martin-de-Laye, offering peace and privacy just minutes from Guîtres, Coutras, and Saint-Émilion. Set in a quiet cul-de-sac, this spacious family property features a bright living/dining area with a fireplace, a well-appointed family kitchen, and a ground-floor bedroom with an adjacent bathroom—ideal for guests or multigenerational living. The large enclosed garden, wooden terrace, and workshop add extra appeal. A generous garage offers potential for conversion into a gîte, making it a fantastic investment opportunity. Located close to schools, shops, and transport links, this home combines countryside charm with modern convenience. Perfect as a primary residence, holiday retreat, or rental property in Nouvelle-Aquitaine.

### 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.



## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 1053 EUR |
| Taxe habitation: | EUR      |

## NOTES

## DESCRIPTION

Set in the picturesque commune of Saint-Martin-de-Laye in the heart of Nouvelle-Aquitaine, this inviting 4-bedroom home offers the perfect blend of rural charm and modern convenience. Tucked away in a peaceful residential cul-de-sac, the property provides an ideal setting for families, retirees, or those seeking a tranquil French countryside retreat within easy reach of local amenities.

The home welcomes you with an open-plan living and dining area, complete with a characterful fireplace that adds warmth and ambiance. The adjoining kitchen is both functional and well-appointed, offering ample space for family meals or entertaining. A thoughtfully placed ground-floor bedroom and adjacent bathroom ensure comfort and flexibility for guests or multigenerational living.

Upstairs, you'll find three additional bedrooms, each filled with natural light and views over the landscaped garden. The outdoor space is fully enclosed and dotted with mature trees, creating a private and serene atmosphere. A large wooden terrace provides the perfect setting for al fresco dining or relaxing summer evenings.

One of the standout features is the substantial attached garage, which presents a fantastic opportunity for conversion into an independent gîte or guest accommodation, adding both space and potential income. DIYers will appreciate the dedicated workshop.

With excellent access to nearby towns—just 5 minutes from Guîtres, 15 minutes from St Denis de Pile and Coutras, and 25 minutes from Libourne and Saint-Émilion—this home is perfectly situated for enjoying both village life and the renowned vineyards of the Bordeaux region.

Whether you're looking for a primary residence, a holiday home,...