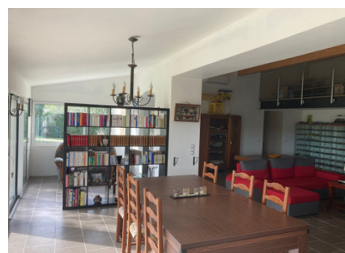
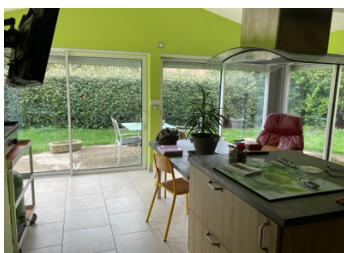


Country house on 1700 m2 of land with a big garage suitable for car collector



INFORMATION

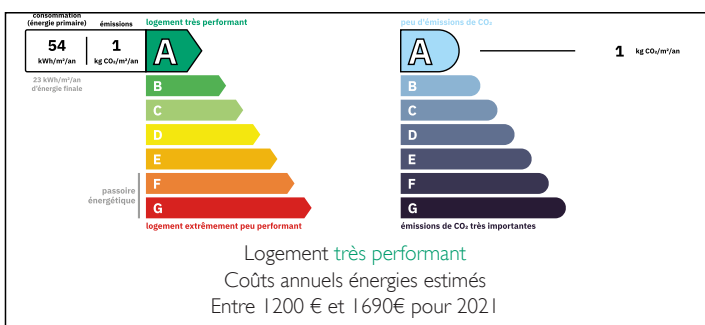
Town:	Moulis-en-Médoc
Department:	Gironde
Bed:	3
Bath:	3
Floor:	170 m2
Plot Size:	1700 m2

IN BRIEF

This house is located 30 min from Bordeaux airport and ocean side. The qualitative renovation gives it a very efficient energy consumption. It is located in a quiet area, 10 min away from a big town with all amenities. It displays 2 bedrooms, 1 living room with a mezzanine, 3 bathrooms, 1 kitchen.

A large 190 m² garage used as a car collection room can be transformed to increase the habitable space.

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

This sizable house is located in a very quiet area between Moulis and Castelnau de Médoc. It's displaying 2 bedrooms, 3 bathrooms, an opened kitchen and a large living room with mezzanine, all of it with large openings.

The large garage represents a good potential for evolution: it could be transformed to increase the habitable space or it could be used to develop a commercial activity.

The house has a central position on the 1700 m2 garden on which a pool can be added.

This building is entirely equipped with air con (even the garage) and the livable space is floor heated.

Amongst the other qualities of this house, its ground floor has been adapted for disabled people. Moreover, the large mezzanine on the south exposed living room can be transformed as a bedroom as it's already equipped with a bathroom.

LOCAL TAXES

Taxe foncière: 484 EUR

Taxe habitation: EUR

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

NOTES