



Ref: A34324MGD33

Price: 415 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (391 510 EUR without fees)

#### Detached renovated stone 4 bed property with land, quiet spot between Bourg & Blaye



## INFORMATION

Town: Saint-Trojan

Department: Gironde

Bed: 4

Bath:

Floor: 250 m2

Plot Size: 6151 m2







## IN BRIEF

Large stone house fully renovated in 2023 using natural materials, with spacious open plan living / dining room with bespoke fitted kitchen, office, 4 bedrooms, utility room, further rooms for additional living or work space, outbuildings. Energy efficient heating. Enclosed land around 1.5 acres (over 6000m2). Quiet countryside spot, 1.5km from village with amenities. Near Blaye and Bourg.

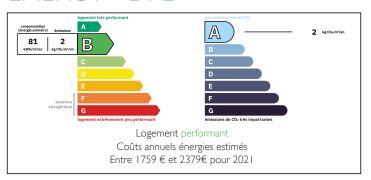








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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### LOCAL TAXES

Taxe habitation: EUR

# NOTES

## DESCRIPTION

This large detached stone country house with bags of charm was fully renovated recently using high quality materials. With around 250m2 living space the property comprises large open plan living space with lounge over 30m2 with energy efficient wood-burner boiler (DPE class "B"), kitchen/diner over 35m2 with bespoke fitted kitchen, separate office 16m2 with independent entrance, wc, utility room. 2 further rooms (16m2 & 30m2), currently for professional use, could create further bedrooms or workspace. Upstairs a large landing area with storage space leads to 4 bedrooms (16, 15, 10m2 plus a huge master bedroom over 45m2 with exposed beams), bathroom with shower and bath, separate wc.

Central heating from the wood burner, double glazing, microstation.

Large "chai" to rear of house around 90m2 plus a separate outbuilding 94m2, currently used as an artist studio. Enclosed land 6151m2 with electric gate.

In a small quiet hamlet within a short drive to amenities. Around 8km from both Bourg and Blaye, 40km north of Bordeaux. Ideal family home with option of onsite professional activity.

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