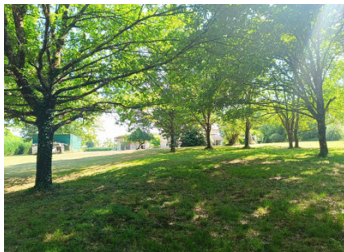


4-bedroom stone house, over 2ha of land. Possibility of extending the house or creating an apartment.



## INFORMATION

Town:	Le Fieu
Department:	Gironde
Bed:	4
Bath:	1
Floor:	210 m2
Plot Size:	21030 m2



## IN BRIEF

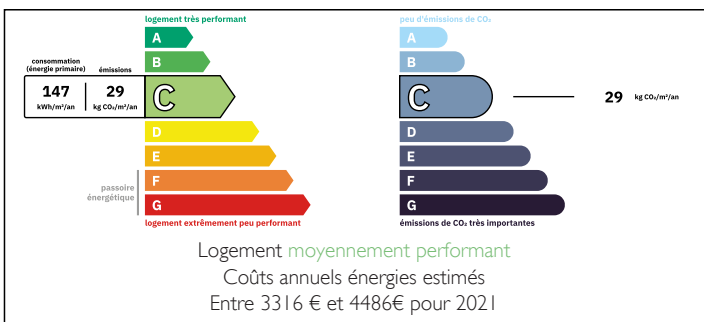
A haven of peace in stone and greenery:

Let yourself be charmed by the authenticity of this stone house nestled in the commune of Le Fieu, just 5 minutes from Saint-Seurin-sur-l'Isle and all its amenities, or from Coutras.

As soon as you step through the gates, you'll discover a magnificent facade steeped in history, set in over 2 hectares of parkland.

With around 230 m<sup>2</sup> of living space spread over two levels, this property offers generous volumes that invite you to feel at home.

## 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

On the first floor, light floods into the living areas. The spacious 35 m<sup>2</sup> kitchen opens onto a 39 m<sup>2</sup> multi-purpose room, currently used as a games room. The 40 m<sup>2</sup> living room will seduce you with its large bay windows offering direct access to the garden and terrace, perfect for relaxing moments. An office, a large laundry/boiler room and a separate toilet complete this level.

Upstairs, the sleeping area offers four bedrooms, including a master suite with en suite bathroom and toilet, plus an additional shower room.

The outbuildings are a real asset: an adjoining 40 m<sup>2</sup> outbuilding offers the possibility of creating an additional space as you wish (bedroom, office or even a small studio). A spacious 120 m<sup>2</sup> barn is ideal for storing your vehicles, including a camper van.

The grounds of over 2 hectares, mostly meadows but also wooded, are a haven of unspoilt nature. A small pond at the back of the property is perfect for watering your animals or simply contemplating biodiversity.

This house is a real invitation to serenity and a privileged daily life. Don't miss the opportunity to discover this place.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES