

Charming barn conversion, large wooded garden, 4km from the center of Bordeaux



INFORMATION

Town:	Eysines
Department:	Gironde
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	3300 m2

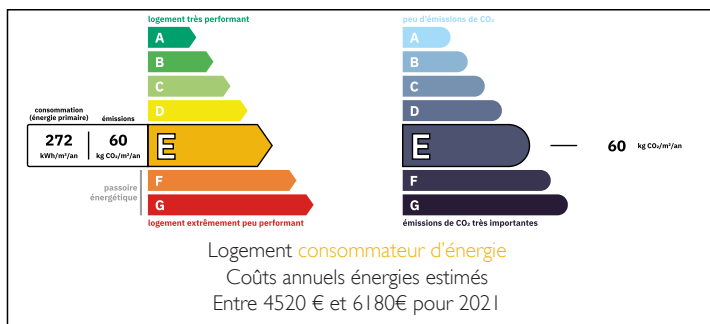
IN BRIEF

Barn conversion only 4km from the center of Bordeaux with picturesque views onto the 3300m² landscaped, wooded garden from every window. Formerly the stables of a Château, this character property offers 250m² of living space including 5 bedrooms and an office.

The property is set 80m back from the road and has a secluded garden. The Tram D stop Picot is 10 minutes' walk enabling access to Bordeaux Miroir by Tram in 25 minutes.

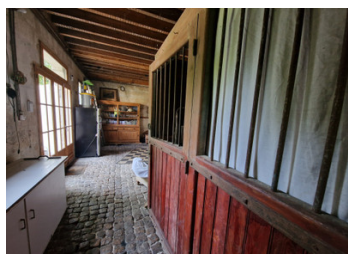


ENERGY - DPE



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 charming property sits in the middle of a pretty 3300m² garden. The living room and the dining room have dual exposure with views onto shrubs and trees. The property is L shaped so each of the 5 bedrooms on the first floor has a different view onto the garden. Original paving provide a South facing terrace next to the dining room. The original brick garden wall provides the backdrop to an additional terrace perfect for an aperitif.

The property offers 250m² of living space across the ground and first floors. The ground floor has an entrance hall with WC, living room with working fireplace, dining room, kitchen and a paved utility room complete with original stables. The first floor has 5 bedrooms, an office and 2 bathrooms. The property has gas heating.

The Tram D station Picot is 10 minutes walk enabling quick and easy access to the center of Bordeaux. A boulangerie, pharmacie and supermarket are walking distance from the house.

This large character property together with its large and well kept garden provide a unique opportunity 4km from the center of Bordeaux.

LOCAL TAXES

Taxe foncière: 2492 EUR

Taxe habitation: EUR

NOTES

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