

Large character property with 6 bedrooms Set on a magnificent park.



INFORMATION

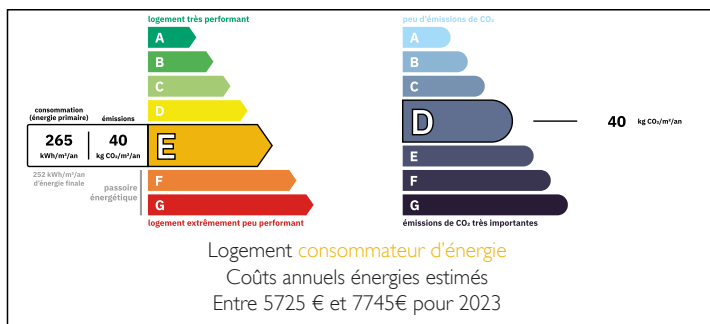
Town:	Mios
Department:	Gironde
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	11543 m2

IN BRIEF

Exceptional property in Mios – 300 m² on a landscaped 1-hectare park. Renovated former stables, bright living room with fireplace, 6 bedrooms, heated pool, double garage, peaceful setting close to town center. A must-see!

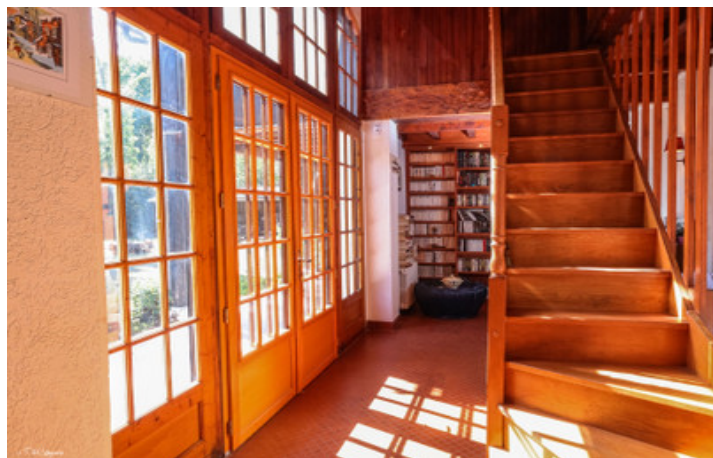


ENERGY - DPE



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:	3327 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A unique location in Mios, just steps from the town center. Set in a private and peaceful environment, this exceptional property lies within a beautifully landscaped park of over one hectare.

With approximately 300 m² of living space (+ convertible attic with exposed beams), these former stables have been carefully restored and feature a large central entrance that connects two wings:

First unit:

On the ground floor, a bright living room with fireplace (approx. 70 m²), kitchen, bathroom, separate WC, and boiler room.

Upstairs, three spacious bedrooms, a shower room with WC, and an office.

Second unit:

On the ground floor, two bedrooms (one with shower room), a kitchen, a living room, and a bathroom.

The property includes a heated 12m x 5m swimming pool with a pool house, a summer kitchen, a detached double garage, a carport, and various outbuildings.

The magnificent park is adorned with trees and flowers, accessible via two entrances with electric gates and an intercom system.

This home has already benefited from extensive renovations and is a rare gem—an absolute must-see to fully appreciate its qualities.

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