

Ref: A39917NF33

Price: 289 500 EUR

agency fees to be paid by the seller

#### Beautiful old house with outbuildings and large garden in the heart of the village of Blasimon









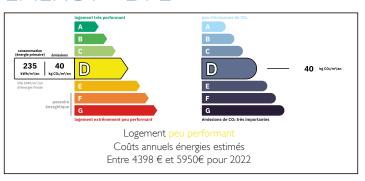








#### **FNFRGY - DPF**



# INFORMATION

Blasimon Town:

Department: Gironde

Bed: 4

2 Bath:

Floor: 240 m<sup>2</sup> Plot Size: 2000 m<sup>2</sup>

#### IN BRIEF

Beautiful old house (19th century) with generous volumes located in the heart of Blasimon, within walking distance of amenities: grocery store, tea room, restaurant, medical center. Possibility of creating two independent dwellings, each with a large plot.

A large, bright entrance leads to a beautiful living room with a fireplace, a dining room, a functional scullery, and two bedrooms, one of which has its own bathroom and toilet. A second, very intimate living room, a laundry room, a boiler room, a wine cellar, a second kitchen, a bathroom, and a separate toilet.

Upstairs, two bedrooms, a bathroom, and an attic. A very large terrace borders the house at the rear and overlooks a magnificent 2,000 m<sup>2</sup> plot of land, not overlooked, wooded and enclosed.

From this terrace, you will discover a beautiful dovecote and a large double garage with independent access from...

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.





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## LOCAL TAXES

Taxe foncière: 1115 EUR

Taxe habitation: EUR

### DESCRIPTION

Beautiful old house with generous volumes located in the heart of the village of Blasimon in the Entre-Deux-Mers region, within walking distance of amenities: grocery store, tea room, restaurant, and medical center.

A large, bright entrance leads to a beautiful living room with a fireplace, a dining room, a functional scullery, and two bedrooms, one of which has its own bathroom and toilet. A second, very intimate living room, a laundry room, a boiler room, a wine cellar are on the same level, as well as a bathroom and a separate toilet.

Upstairs, two bedrooms, a bathroom, and an attic are located.

A very large terrace borders the house at the rear and overlooks a magnificent 2,000 m<sup>2</sup> plot of land, not overlooked, with trees and enclosed gardens.

From this terrace, you will also discover a beautiful dovecote and a large double garage with independent access from the street.

Some renovations are still required; they will allow you to fully showcase the magnificence of this property.

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

# **NOTES**