

## Charming cottage style 4 bed stone house with garden & pool in quiet hamlet, 15 mins north of Blaye



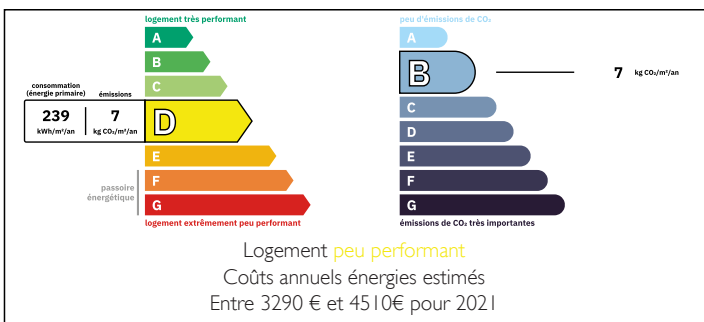
## INFORMATION

Town:	Saint-Aubin-de-Blaye
Department:	Gironde
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	563 m2

## IN BRIEF

A wonderful detached character property with bags of charm. Recently renovated maintaining original features & a lovely cosy feel. Entrance hall, lounge with fireplace, large dining kitchen with pellet burner & exposed stone walls & beams, 4 bedrooms, office, 3 shower rooms. Double glazing & mains drainage. Charming enclosed gated cottage garden with parking area, recent pool & covered terrace. Around 15 minutes north of Blaye, between Etauliers & St Ciers sur Gironde, 2km from amenities. An absolute gem!

## ENERGY - DPE



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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.



## DESCRIPTION

A large detached cottage style stone house with a warm feel, combining the comfort of its recent renovation with the charm of original floor tiles, fireplace, beams etc.

Situated in a quiet hamlet, with over 180m<sup>2</sup> living space, this is a large property with good sized rooms & high ceilings but maintaining its warm, cozy feel. It comprises a bright entrance hall around 13m<sup>2</sup> with original cement tiles, large but cosy lounge 25m<sup>2</sup> with fireplace, exposed beams and beautiful floor tiles, lovely big dining kitchen over 30m<sup>2</sup> with recent pellet burner, exposed stone walls and beams and door leading onto the terrace area outside, office/study (or extra bedroom) 13m<sup>2</sup>, large shower room with double sink & wc, large bedroom (or separate dining room if required) 25m<sup>2</sup> with stunning floor tiles plus shower room/laundry room. Stairs lead to a landing area and 3 good sized bedrooms (16, 16,5, & 12m<sup>2</sup>) plus another shower room with wc.

Recent double glazing, electric shutters, electricity redone, mains drainage.

Outside there is a low maintenance cottage style garden 563m<sup>2</sup> with recent pool (around 10m<sup>2</sup>), a decked terrace, plus covered terrace area for outside dining and parking area. The house is in a quiet hamlet but a short drive from the amenities of the local village (boulangerie, butcher's, pharmacie etc), and 5 minutes from supermarkets etc at Etauliers & St Ciers sur Gironde. Less than 5 minutes from the A10 motorway, giving easy access to Bordeaux. The estuary town of Blaye is...

## LOCAL TAXES

**Taxe foncière:** 1182 EUR

**Taxe habitation:** EUR

## NOTES