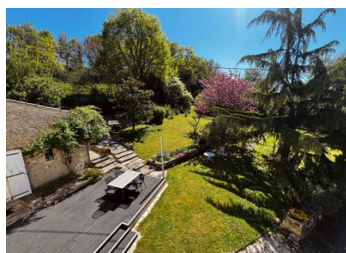


Stunning renovated 4 bed stone house with gite, large outbuilding & land. Beautiful views. Near Fronsac



INFORMATION

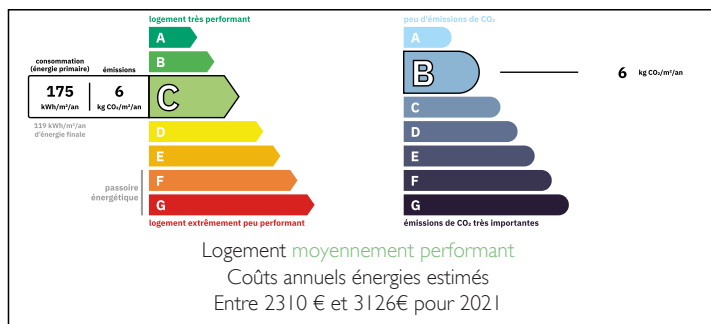
Town:	Fronsac
Department:	Gironde
Bed:	5
Bath:	3
Floor:	236 m2
Plot Size:	3500 m2



IN BRIEF

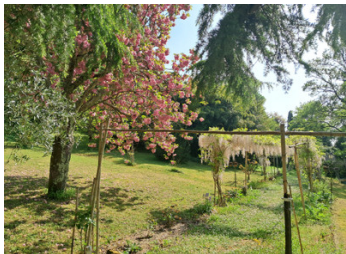
Exceptional stone property comprising 4 bed main house plus separate gite/guest house, outbuildings/hangar & almost 1 acre of land. In the main house, entrance hall, large lounge with fireplace, beautiful dining kitchen, 4 bedrooms, 2 bathrooms, office/mezzanine, courtyard. Separate 1 bed (possibly 2) gîte with good rental potential. Large outbuilding. Stunning views. Near the village of La Rivière, close to Fronsac & Libourne.

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

In a quiet hamlet close to the pretty village of La Rivière, between the towns of St André de Cubzac and Libourne, this is a fabulous large stone property with spectacular views. Set up on the hillside overlooking the beautiful local vines and with the Dordogne river in the distance, the recently renovated property comprises the main house with almost 180m² living space- entrance hall and staircase, beautiful large lounge with stone fireplace with wood burner, wooden flooring & French doors leading onto the terrace area, large dining kitchen, mezzanine/bureau, courtyard area to the rear of the kitchen, downstairs bedroom with shower room & wc. Upstairs there is a large landing area leading to 3 good sized bedrooms, shower room & separate wc. The house benefits from a recently installed heat pump & double glazing.

A separate gite / guest house with almost 60m² living space has a lounge, kitchen, bedroom & shower room with the possibility of creating a second bedroom by renovating a further room upstairs.

Garage/workshop & wine cellar.

Land totalling around 3500m² (possibility of purchasing extra land totalling over 1 hectare plus separate large outbuilding) including parking area, & beautiful terrace area. Electric gate & driveway.

A truly beautiful property with bags of character, a stunning marriage of original features and a contemporary style, with rental potential from the gite and scope for further development. Close to amenities, 5 minutes from Fronsac, around 10 minutes to Libourne.

Information about risks to which this property...

LOCAL TAXES

Taxe habitation: EUR

NOTES