

Fabulous large fully renovated 4/5 bedroom stone village property with garden in the heart of Fronsac



EXCLUSIVE

INFORMATION

Town:	Fronsac
Department:	Gironde
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	436 m2

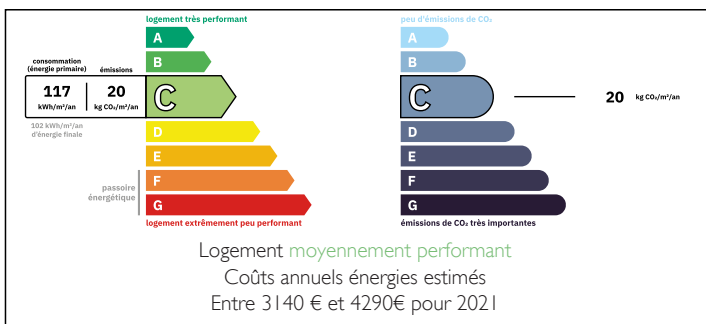


IN BRIEF

EXCLUSIVE! Exceptional recently fully renovated stone village house maintaining its character and charm. Around 300m2 living space, main lounge plus second cosy snug, elegant dining room, beautiful fitted kitchen with fabulous sunroom leading to the garden & terrace, 4 / 5 bedrooms including one en-suite and a large master suite with bathroom & dressing area and roof terrace overlooking the vines. Private enclosed garden with lovely terrace / bbq area.

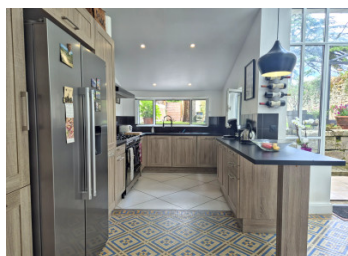
In the beautiful village of Fronsac, close to Libourne

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

Large stylish house in the heart of the popular village of Fronsac, contemporary renovation maintaining the original features & character of the property. Comprising on the ground floor:

Entrance hall with beautiful original ceramic floor tiles & exposed stone walls, large but cosy lounge around 27m² with fireplace, dining room 18m², fitted kitchen 14m² with conservatory/sunroom 10m², second "snug" lounge 11,5m² with woodburner, wine cellar, office/bedroom 14m² with fireplace (ideal home office/consulting room for professional), shower room with wc, boiler room.

On the first floor, ensuite bedroom over 30m² with shower room & walk-in wardrobe, 2 further bedrooms 21 & 17m², laundry room 11,5m² (possible bedroom), luxurious family bathroom 10m² with freestanding bath, walk-in shower, 2 sinks, separate wc.

Further stairs lead to a large master suite on the second floor with beautiful beams, dressing area and separate bathroom with bath, shower cubicle & wc, and access to a lovely roof terrace with stunning views over the local vines.

The property benefits from gas central heating, recent double glazing, mains drainage.

Steps lead from the sunroom at the rear to an enclosed lawned garden with lovely terrace area with bbq, perfect for relaxing with a glass of local wine & alfresco dining.

The beautiful village of Fronsac, famous for its excellent wine, has a boulangerie, restaurant, tabac with post office, local artisans boutique, Maison des Vins, pharmacy, school etc. The town of Libourne (many shops & restaurants, market, cinema, train station etc) is around 5km, the outskirts of Bordeaux...

LOCAL TAXES

Taxe habitation: EUR

NOTES