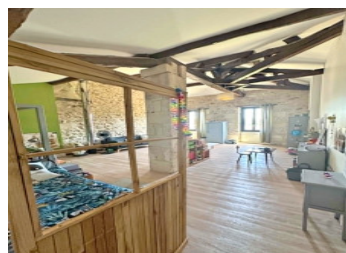


Beautiful stone house of 202 m on a 2000 m enclosed garden + outbuildings



## INFORMATION

Town:	Saint-Yzans-de-Médoc
Department:	Gironde
Bed:	2
Bath:	1
Floor:	202 m2
Plot Size:	2027 m2



## IN BRIEF

Renovated stone house of 202 m<sup>2</sup> – Enclosed grounds of 2,027 m<sup>2</sup>

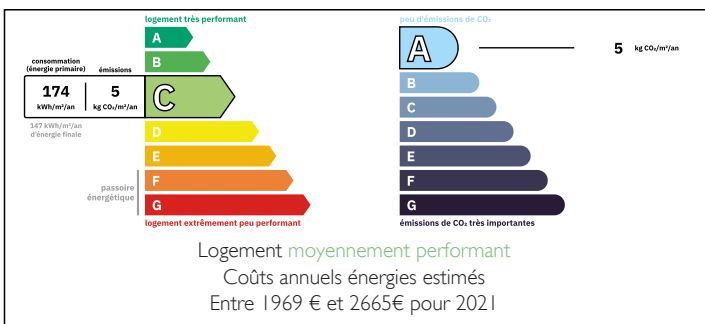
Located in a quiet cul-de-sac with no overlooking neighbors, discover this beautiful renovated stone house, combining old-world charm with modern comfort.

The ground floor comprises an entrance hall, a bright living room, a kitchen opening onto the dining room, a pantry, a bathroom, and a large playroom. There is the possibility of creating one or more bedrooms on the ground floor.

Upstairs, there are two large bedrooms as well as ample space for further development to suit your needs.

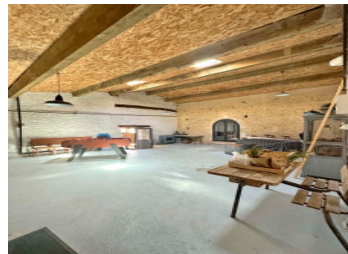
You will appreciate its generous proportions, its preserved period features, its large adjoining

## 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

Elegant Stone Property with Character – 202 m<sup>2</sup> of Living Space, Outbuildings, and Enclosed Park of Over 2,000 m<sup>2</sup>

Nestled in a peaceful and secluded setting, this authentic early 20th-century stone house immediately captivates with its timeless charm, generous proportions, and high-quality renovation.

Offering approximately 202 m<sup>2</sup> of living space, the property harmoniously blends period features with modern comforts. The original materials have been carefully preserved, lending the entire house a warm and elegant atmosphere.

From the moment you enter, the living areas reveal inviting vistas. The light-filled living room is perfect for gatherings around the wood-burning stove, while the dining room and fitted kitchen create a welcoming and functional reception area. A pantry, a spacious bathroom, a separate WC, and a large games room complete the ground floor.

Upstairs, two beautiful, generously sized bedrooms offer comfortable living spaces. The potential for expansion is a real asset, with the possibility of creating several additional bedrooms to suit the needs of a family or a hospitality project.

The property has undergone a complete and meticulous renovation: the roof and roofing have been redone, the electrical system is up to code, the windows are double-glazed PVC, the insulation is high-performance, and the septic system is compliant. The entire property is now in excellent condition and requires no further work.

Outside, the fully enclosed 2,027 m<sup>2</sup> grounds pleasantly extend the living spaces and offer a verdant setting ideal for relaxation. Large adjoining outbuildings of approximately 130 m<sup>2</sup> further enhance the property's potential, allowing...

## LOCAL TAXES

Taxe foncière:

316 EUR

## NOTES