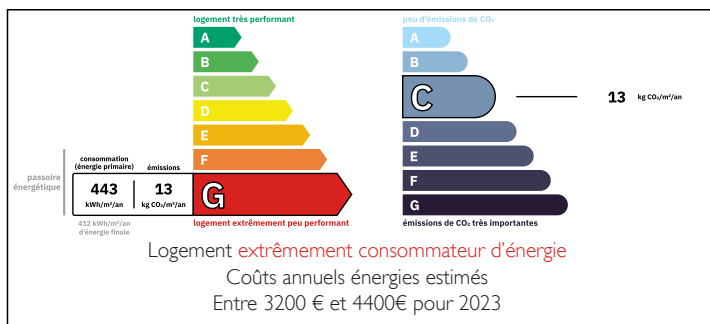


Characterful Stone House with Generous Accommodation & Scope for Improvement



ENERGY - DPE



INFORMATION

Town:	Val-de-Livenne
Department:	Gironde
Bed:	3
Bath:	2
Floor:	152 m2
Plot Size:	490 m2

IN BRIEF

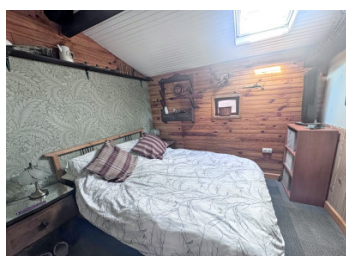
Offering approximately 150 m² of habitable space over the ground floor, this charming stone property near Marcillac combines traditional character with generous and versatile accommodation. Full of original features including exposed stone walls, beams and unusual volumes, it comprises 3 bedrooms plus several additional sleeping areas, 2 mezzanines, a kitchen, living room, lounge, utility room, bathroom and shower room.

Set on a 370 m² plot, with an additional 120 m² plot opposite offering potential for parking, the property provides plenty of scope for family living, holidays or entertaining.

The house is immediately habitable but would benefit from energy-efficiency improvements and modernisation. The DPE is currently G, presenting an opportunity for future owners to improve both comfort and efficiency.

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

Full of traditional character, the property retains exposed stone walls, original beams, attractive volumes and a warm, welcoming atmosphere. The accommodation is particularly versatile and includes ;

- * Kitchen with separate utility room (15m2 and 9.7m2)
- * Dining room (12.6m2)
- * Living room (23m2)
- * 3 bedrooms and 2 further smaller rooms (21m2, 19m2, 9m2)
- * A bathroom and shower room

While the property is immediately habitable, it would benefit from energy-efficiency improvements and some modernisation, giving the new owners the opportunity to enhance both comfort and efficiency and make the house their own. The current DPE rating of G reflects the property's existing energy performance, and buyers should allow for a renovation budget accordingly.

The heating is currently provided by three wood-burning stoves, supplemented by electric radiators.

The property is situated close to a road junction, something buyers should take into consideration when viewing the house and its location.

With its stone construction, original character, generous accommodation and scope for improvement, this is an excellent opportunity for anyone looking for an authentic French home.

A characterful property with plenty of space and possibilities, offered at a price that takes the required improvements into account.

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

LOCAL TAXES

Taxe foncière: 1315 EUR

NOTES