





# SUPERB CHARTREUSE OF 620M<sup>2</sup> WITH SWIMMING POOL AND PARK OF 1.5HA





### PROPERTY FACT FILE

REFERENCE A28582ARM33

PRICE € 795,000 £ 0\*

\*agency fees included: 4 % TTC to be paid by the buyer (765 000 EUR hors honoraires)

BEDROOM 5 BATHROOM

ACCOMMODATION 620 m<sup>2</sup>

15000 m<sup>2</sup> LAND

TOWN Bazas

DEPARTMENT

LOCATION Town property

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION

**FEATURES** Swimming Pool, Mains Drains,

Garage

\*Price based on current exchange rate which is subject to change





- large manor house
- beautiful renovation, no work required
- near amenities and services
- large swimming-pool
- beautiful grounds, 1.5ha park

Magnificent chartreuse, tastefully renovated, an outbuilding and a lovely heated swimming pool, all set in 1.5 ha of superbly maintained grounds.

Quiet but close to all shops and amenities!

You'll love the tasteful renovation, the magnificent old wooden floors

### DESCRIPTIF

Stunning 620 m<sup>2</sup> Chartreuse with heated pool and outbuilding set on 1.5 ha

Close to the centre of Bazas with its historic town centre, cathedral, numerous shops, famous square and market,

Completely redesigned to combine the elegance of yesteryear with resolutely modern comforts, this 620 m<sup>2</sup> building has plenty to charm you with its spacious layout and renovation:

Its generous volumes and tasteful renovation are sure to captivate.

#### Ground floor

- Spacious 22 m² fully equipped, ultra-modern kitchen
- Vast 36  $\mathrm{m}^2$  veranda—your panoramic window onto the surrounding greenery
- Welcoming 7 m<sup>2</sup> entrance hall
- a 10 m<sup>2</sup> office

Three beautiful reception rooms follow:

- 43 m² living room
- 44 m<sup>2</sup> lounge
- 47 m<sup>2</sup> dining room

Two beautiful en-suite bedrooms on the ground floor:

- a 14 m<sup>2</sup> bedroom with 5 m<sup>2</sup> shower room
- a 32 m<sup>2</sup> bedroom with 9 m<sup>2</sup> shower room

#### First floor,

Three further en-suite bedrooms:

- a 30 m<sup>2</sup> bedroom with 9 m<sup>2</sup> bathroom
- a 42 m<sup>2</sup> bedroom with 12 m<sup>2</sup> bathroom
- a 23 m<sup>2</sup> bedroom with 8 m<sup>2</sup> bathroom (bathtub and shower)

#### Also:

- a vast 92 m<sup>2</sup> salon
- a  $20 \, \text{m}^2$  landing fitted with extensive built-in cupboards, ideal as a reading lounge

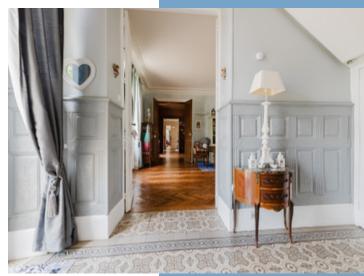
#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A28582ARM33 COMPLETE FILE AND PHOTO ON REQUEST SUPERB CHARTREUSE OF 620M<sup>2</sup> WITH SWIMMING POOL AND PARK OF 1.5HA...

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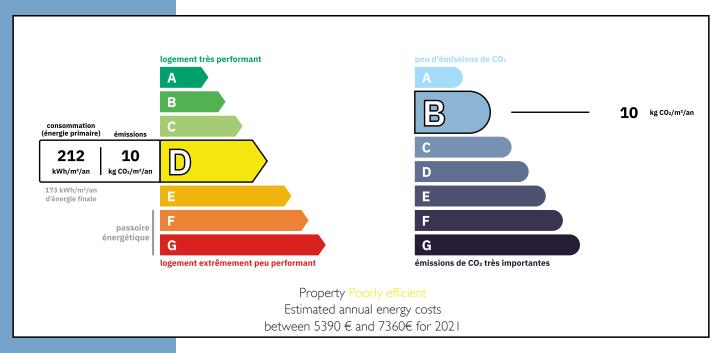




SUPERB CHARTREUSE OF 620M<sup>2</sup> WITH SWIMMING POOL AND PARK OF 1.5HA. Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



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# CONTACT

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