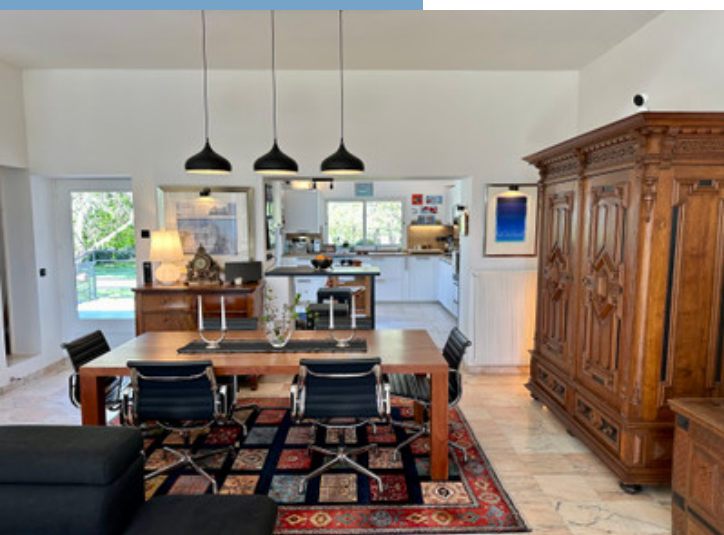




BEAUTIFUL STONE HOUSE 226 M2 COMPLETELY  
RENOVATED ON A 6000 M2 PLOT. COMMERCIAL  
POTENTIAL.



BEAUTIFUL STONE HOUSE  
226 M2 COMPLETELY  
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M2 PLOT. COMMERCIAL  
POTENTIAL....



PROPERTY FACT FILE	
REFERENCE	A30116PR33
PRICE	€ 690,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (665 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	226 m²
LAND	6123 m²
TOWN	Gaillan-en-Médoc
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- House of character
- High quality renovation for 2 years
- Close to all shops and amenities
- 20 minutes by car from the ocean and the estuary
- Bright

BEAUTIFUL STONE HOUSE  
226 M2 COMPLETELY  
RENOVATED ON A 6000  
M2 PLOT. COMMERCIAL  
POTENTIAL....

Ref : A30116PR33

No work required for this superb stone house displaying 3 distinct living spaces, one for living, one for receiving and one for renting. On the 1st floor is the main living area with its 3 bedrooms, a large living room with an insert fireplace, a new fitted kitchen, a bathroom and toilet, a separate toilet.

## DESCRIPTIF

Old wine estate chartreuse built 200 years ago and restored with great care on a magnificent 6000 m2 park closed by an electric gate and fully secured.

Level +1 is the main part of the house with a modern fitted kitchen, a large and bright living room with an insert fireplace, 3 bedrooms, 1 bathroom with walk-in shower and WC, 1 separated WC and a superb terrace facing the park useable from breakfast to diner.

Above ground swimming pool so non taxable.

On the garden level, a first flat with a bedroom, a bathroom with walk-in shower and toilet and a small living room constitutes an independent space to receive visitors. Everything has been planned for the installation of a small kitchen.

On the same level, is a second flat, completely independent, declared as furnished tourist accommodation, with a bedroom, a living room, a kitchen, a bathroom with walk-in shower and toilet and an independent terrace.

The property has numerous storage spaces like a large cellar under the main building actually used as a laundry.

Outside is an old winery building transformed into a two-cars garage equipped with a camper van socket and outlet. In the same building are a large storage space and a wood storage shed.

In the park there is a well with an efficient pump.

The surroundings are equipped with automatic detection lighting and an alarm with 10 cameras.

All of these spaces have been renovated and benefit from installations to the latest standards and quality materials.

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Information a

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30116PR33>

COMPLETE FILE AND PHOTO ON REQUEST

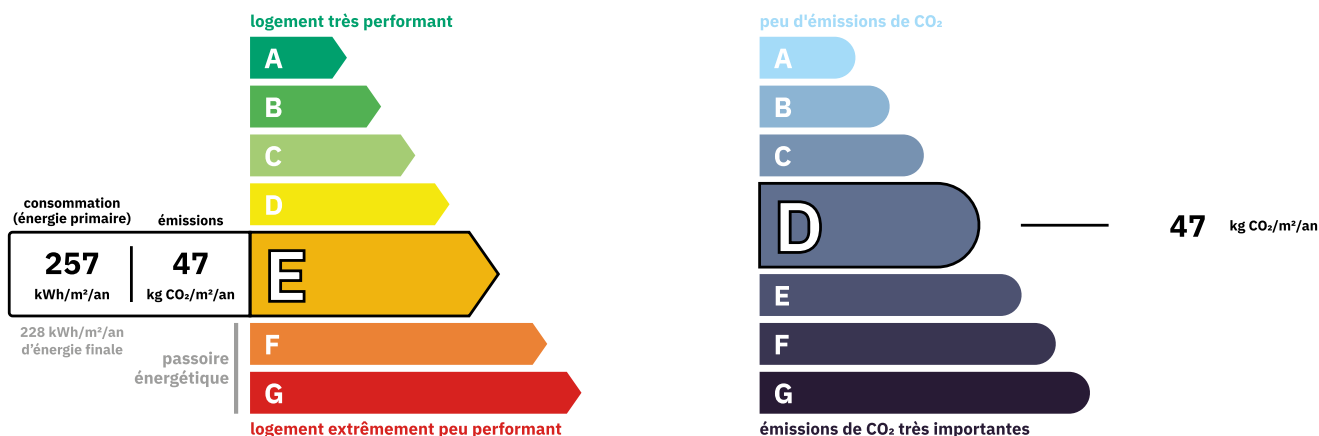


BEAUTIFUL STONE HOUSE 22  
M2 COMPLETELY RENOVATED  
ON A 6000 M2 PLOT.  
COMMERCIAL POTENTIAL....

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

Ref : A30116PR33

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 3922 € and 5306€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30116PR33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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