



STYLISH RENOVATED STONE TOWNHOUSE
WITH LARGE GARDEN, POOL & COVERED
PARKING. NEAR CENTRE OF BLAYE.

STYLISH RENOVATED
STONE TOWNHOUSE
WITH LARGE GARDEN,
POOL & COVERED
PARKING. NEAR CENTRE
OF BLAYE....



PROPERTY FACT FILE

REFERENCE	A32847MGD33
PRICE	€ 519,400 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (490 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	2
ACCOMMODATION	180 m ²
LAND	1649 m ²
TOWN	Blaye
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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

- Character property, recently renovated
- Walking distance of amenities of Blaye
- Large enclosed garden with recent pool
- Private off-road covered parking
- Original features

STYLISH RENOVATED
STONE TOWNHOUSE
WITH LARGE GARDEN,
POOL & COVERED
PARKING. NEAR CENTRE
OF BLAYE....

Ref : A32847MGD33

Beautifully renovated townhouse marrying original features with contemporary style and colours. Entrance, lounge, dining room, large fitted kitchen, office, 3 bedrooms, 2 bathrooms, further rooms to renovate. Large enclosed garden with stunning heated pool, terraces and covered parking. Short walk to the centre of the ancient estuary

DESCRIPTIF

Step into this superb stone townhouse with garden, and it's another world. Close to all of the amenities of Blaye and with around 180m² living space currently renovated and several extra rooms to restore allowing extra living or working space if required, the property comprises entrance hall with staircase & beautiful cement floor tiles, cosy lounge around 19m² with original doors leading to an office (or occasional bedroom) 12m², large dining room 21m² with fireplace, stunning dining kitchen over 30m² with large island/breakfast bar, laundry room, wc.

The stairs lead to a landing area with separate wc, 3 large bedrooms including a beautiful master suite around 21m² with beamed ceiling with its own bathroom 8m², separate shower room, large room / dressing room area 19m².

Several rooms on the wings of the property are still to be renovated and give the scope to increase the living space (possible separate apartment on 2 levels) or could be used as work space. There is also the garden level of the property which comprises several rooms, ideal for storage/summer kitchen etc.

Renovation around 2017/2018, the roof, electricity, plumbing etc are all recent, as are the beautiful aluminium double glazed windows and French doors leading to the balcony. Gas central heating, mains drainage.

Accessed via the majestic wrought iron balcony at the rear of the house or from the lower level, the enclosed garden measures around 1650m² with stunning recently installed heated swimming pool



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32847MGD33>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

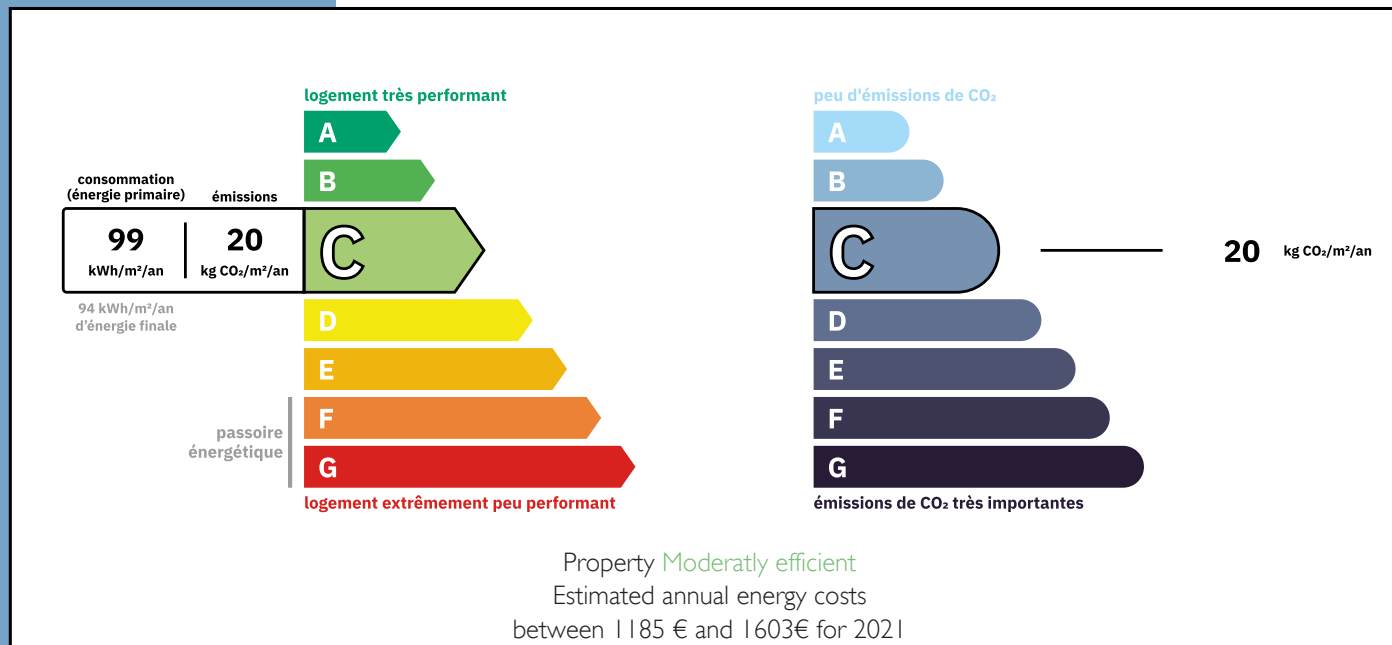
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STYLISH RENOVATED STONE TOWNHOUSE WITH LARGE GARDEN, POOL & COVERED PARKING. NEAR CENTRE OF BLAYE....

Ref : A32847MGD33

ENERGIE-DPE

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



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 : A32847MGD33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr