



## CHARMING CANAL SIDE PROPERTY 50 MINUTES FROM BORDEAUX



CHARMING CANAL SIDE  
PROPERTY 50 MINUTES  
FROM BORDEAUX...



PROPERTY FACT FILE	
REFERENCE	A35808SLI33
PRICE	€ 744,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	295 m <sup>2</sup>
LAND	5300 m <sup>2</sup>
TOWN	Fontet
DEPARTMENT	
LOCATION	Village property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



Situated on the banks of the Garonne Canal in a no flood zone, 3km from La Rèole, this characterful 1800s house offers 295m<sup>2</sup> of living space. Built on a 5,300m<sup>2</sup> park with a swimming pool and tobacco barn, it offers breathtaking views of the canal and its cycle path.

## DESCRIPTIF

This charming property is also highly functional and can be lived in all on one level. On the ground floor, the property offers several reception rooms with Gironde tiling. A living room with a large brick fireplace. A reading room. A billiard room with a view of the canal through original small-paned windows. And a summer kitchen/diner that opens onto the pool terrace through recent sliding aluminum doors. Opening onto the west facade, the kitchen with its 38m<sup>2</sup> dining area was completely renovated in 2023. A utility room and laundry room also open onto the garden.

The 48m<sup>2</sup> master suite overlooks both the reception garden and the canal. The east wing of the house, with the master suite and an additional bedroom, is ideal for a tourist project, particularly thanks to the high demand for the Canal des 2 Mers cycle path, which runs alongside the house. Another bedroom on the ground floor, with herringbone parquet flooring, offers dual exposure with views of the canal.

The upper level has a 28m<sup>2</sup> office, a 31m<sup>2</sup> bedroom, and a shower room with toilet. Wooden beams are exposed, and the ceiling height is generous. There is also access to the 87m<sup>2</sup> attic space, which could be converted, and could be connected to the east wing of the house via a possible staircase.

A tobacco drying shed now serves a dual purpose as a double garage and storage area. The 5,300m<sup>2</sup> wooded garden is flat and fenced with an electric gate for vehicles. The 5.5m x 11m swimming pool, in good condition, be



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A35808SLI33>

COMPLETE FILE AND PHOTO ON REQUEST

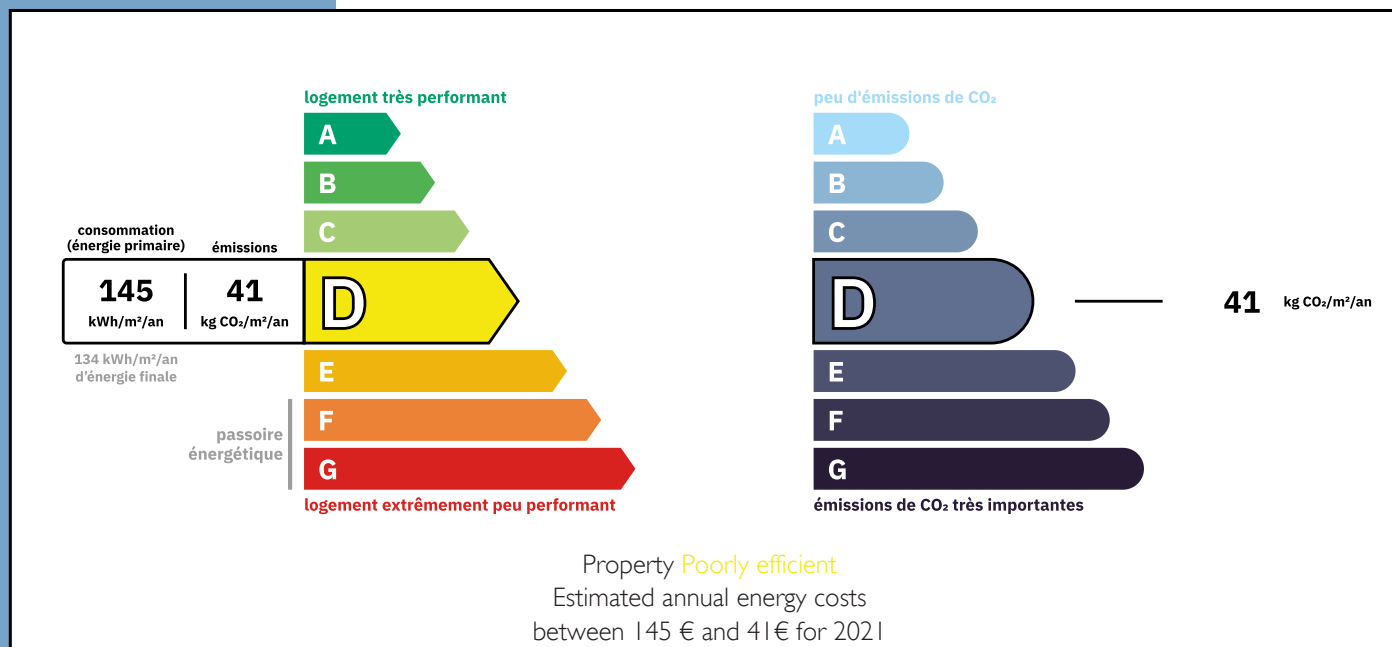


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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