



— FAMILY HOME OR BED-AND-BREAKFAST
OPPORTUNITY — FULLY RENOVATED 354 SQM
PROPERTY

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PROPERTY FACT FILE	
REFERENCE	A47102GUH33
PRICE	€ 760,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (720 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	354 m ²
LAND	1709 m ²
TOWN	Cavignac
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private drainage
*Price based on current exchange rate which is subject to change	



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Cavignac (33620), Gironde, right in the heart of the town and within walking distance of all amenities. Ideal as a spacious family home or a ready-to-run B&B opportunity, this 354 sqm stone property stands on a fully enclosed 1,709 sqm plot with electric gates and video entry system, a swimming pool with counter-current system and spa area,

DESCRIPTION

In Cavignac, a thriving small market town in northern Gironde, this characterful 354 sqm stone property immediately impresses with the elegance of its proportions and the attention paid to every detail. Renovated to a high standard, it offers an impeccable level of finish, combining the charm of period features with decidedly contemporary comfort. The fully enclosed and private 1,709 sqm grounds complete this refined setting — equally suited to family living or to developing a guest accommodation business, with no work required.

Ground floor

The bright entrance hall leads to a lounge and a spacious living and dining room with impressive ceiling height, enhanced by a bespoke wooden staircase. The fitted kitchen, with ceramic worktops, is complemented by a separate pantry, currently also used as a utility room — a practical arrangement that keeps everyday household functions discreetly out of sight.

An additional flexible room can be used as a workshop or secondary office, depending on requirements. A second office, filled with natural light, completes this level and could easily be converted into a fourth bedroom or retained for professional use, making it ideal for someone wishing to work from home or accommodate a private practice. This floor already benefits from an accessible shower room suitable for people with reduced mobility.

Three wood-burning stoves add warmth and character to the dining room, lounge and office.

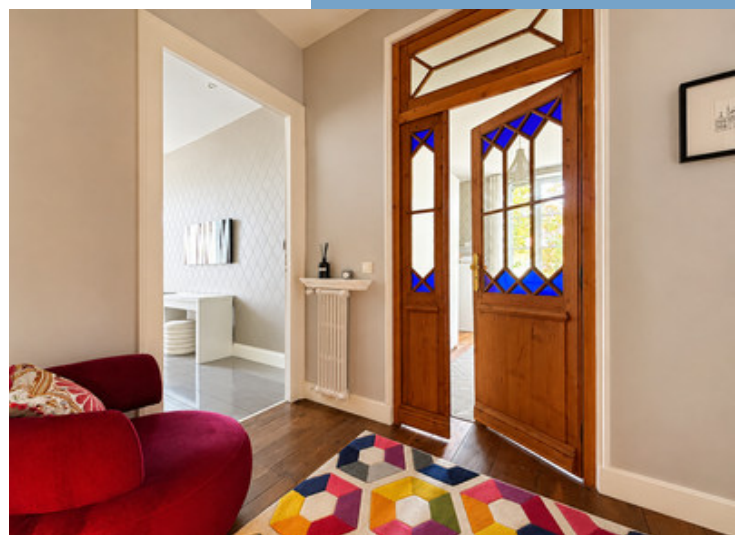
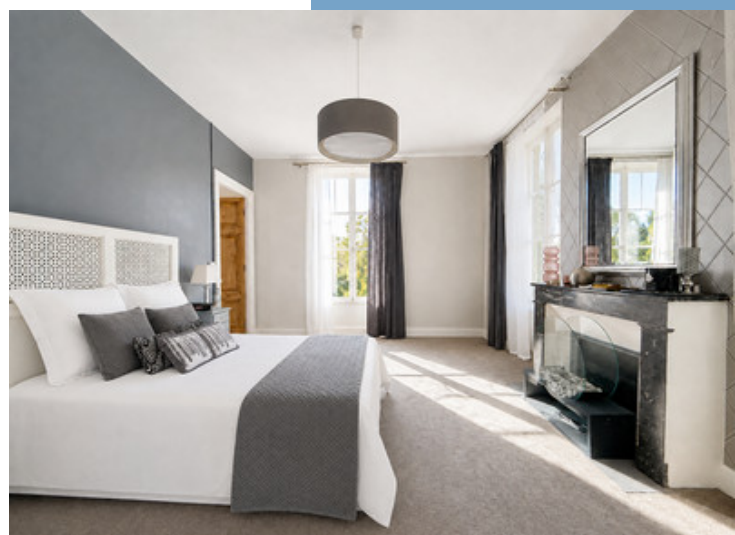
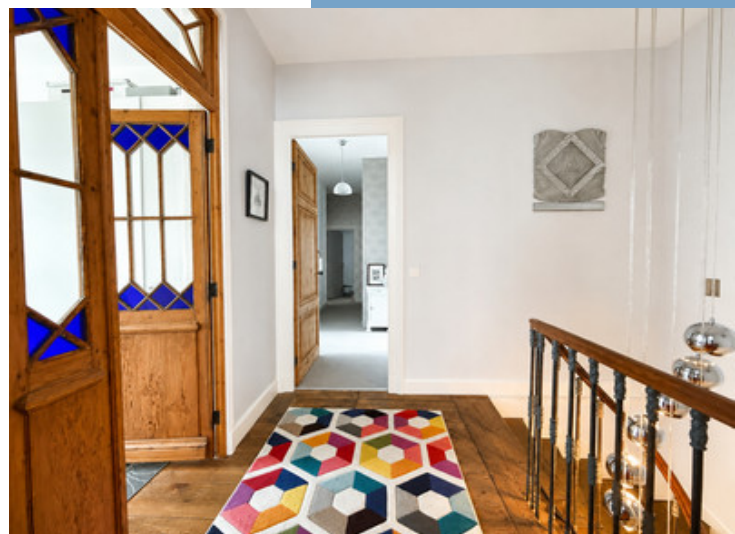
First floor

The first floor comprises...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47102GUH33>

COMPLETE FILE AND PHOTO ON REQUEST



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

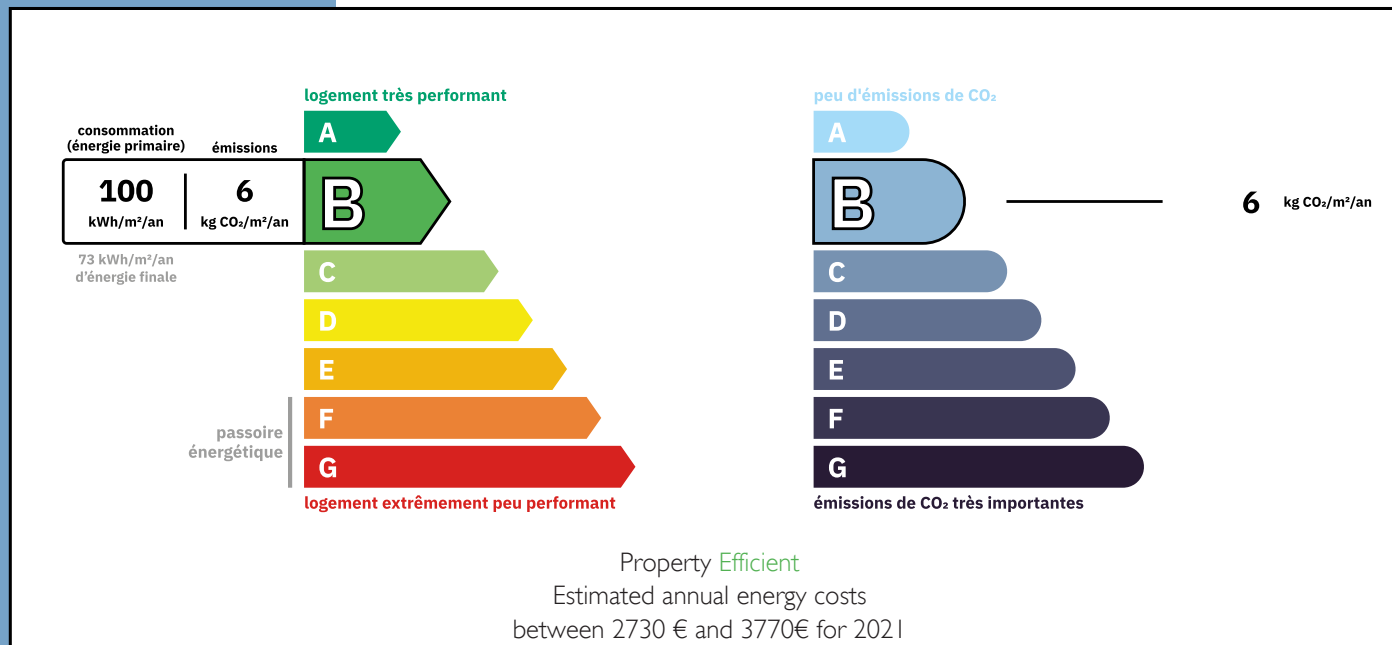
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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
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