

## Chartreuse plus independent 3 bedroom gite close to Bordeaux



## INFORMATION

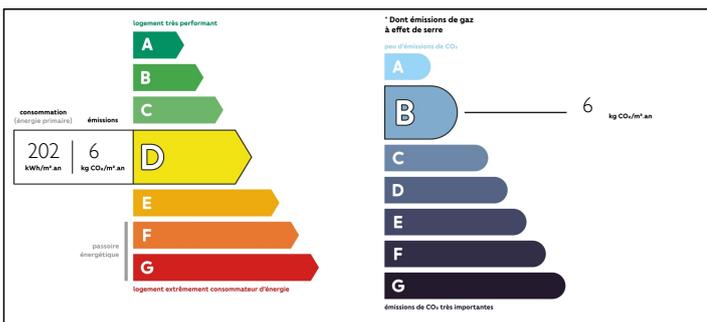
Town:	Arsac
Department:	Gironde
Bed:	8
Bath:	3
Floor:	359 m <sup>2</sup>
Plot Size:	2627 m <sup>2</sup>



## IN BRIEF

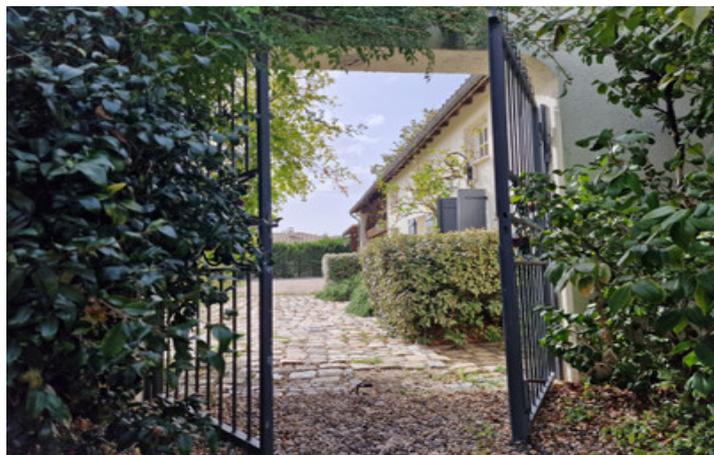
This attractive stone Chartreuse also has an independent farm building that has been turned into a successful working gîte. With 359m<sup>2</sup> of overall living space plus additional outbuildings, this home offers the modularity for tourism, multi-generational living and home working.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The chartreuse features elegant blond stone facades enhanced with immaculate grey wooden shutters. A vegetable garden sits to one side of the house, a lawn with vines to the other whilst a swimming pool and courtyard with luxuriant vegetation surround the rear of the property. The classic rectangular chartreuse layout offers ground floor living including 2 sizeable bedrooms and 3 adjoining reception rooms with a working fireplace. A newly refurbished kitchen includes a bright breakfast area looking onto the courtyard. 3 additional bedrooms make up the upper floor.

The 3 bedroom gîte is a separate building to the chartreuse and has potential for year long rental. From spring to autumn, rental is primarily to tourists looking for the proximity to Bordeaux, the Médoc wine Chateaux as well as Atlantic beaches. During the winter, rental demand is high from companies looking to house their employees close to Bordeaux. Current rental revenue is available on request. The gîte has a fully equipped kitchen, dining room, 2 shower rooms each with wc, 1 independent ground floor bedroom and 2 bedrooms on the 1st floor. The centre piece of a double glazed veranda is a stone fireplace, perfect for chilly evenings.

Arsac is a dynamic residential village 23km north west of central Bordeaux and is the entry point to the World renown Médoc vineyards. Bordeaux airport is a 30 minute drive. The Atlantic beaches at Lacanau are an easy 50 minute drive. Tram C for central Bordeaux is accessed via...

## LOCAL TAXES

**Taxe foncière: 2833 EUR**

## NOTES