

Superb property with Maison de Maître, guest house, heated swimming pool, outbuildings, near the Bassin

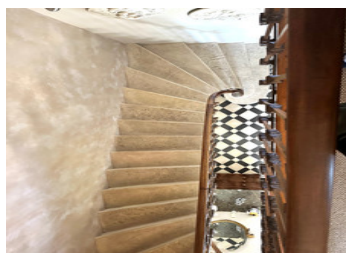
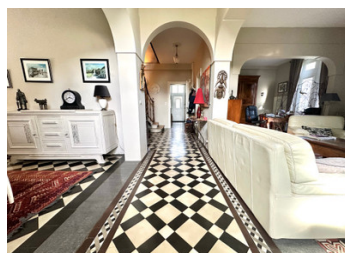
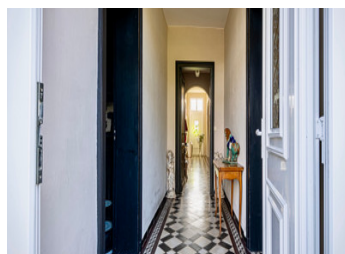


INFORMATION

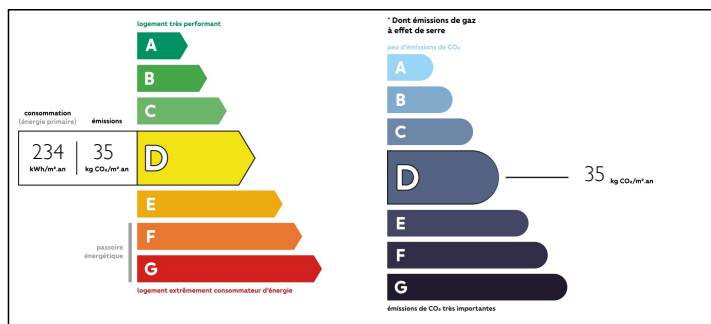
Town:	Marcheprime
Department:	Gironde
Bed:	6
Bath:	4
Floor:	290 m2
Plot Size:	3700 m2

IN BRIEF

Close to Bordeaux (40km), the Bassin and Mérignac airport, Set in 3500m² of remarkably well-maintained parklands, the property is immediately appreciated for its fruit trees and many species of flowers. This one-storey residence of more than 200 m² has retained its original charm and period materials, while benefiting from high-quality modern fixtures and fittings. On the ground floor, a beautiful entrance hall with its open fireplace, a large double lounge and study will surprise you with its superb, high ceilings. The kitchen blends its old-world charm with ultra-modern top-of-the-range equipment. A magnificent stone staircase leads to a vast hallway with 4 bedrooms, one of which has its own shower room. A large modern bathroom adds to the comfort of the first floor. This property also features a large, completely renovated guest house, a heated swimming pool, an outbuilding and a two-car garage.

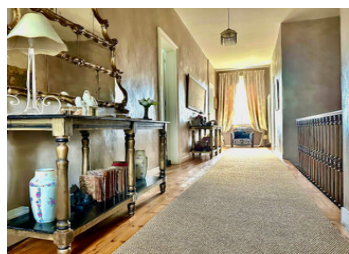


ENERGY - DPE



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

Set in 3500m² of remarkably well-maintained parklands, the property is immediately appreciated for its fruit trees and many species of flowers.

Close to Bordeaux (40km), the Bassin and Mérignac airport,

The property was completely renovated 3 years ago. This one-storey residence of more than 200m² has retained its original charm and period materials, while benefiting from high-quality modern facilities.

Here, everything exudes the charm and authenticity of an old manor house, with its old parquet floors and cement tiles and high ceilings, which will surprise you with their superb quality and a warm, comfortable welcome.

On the ground floor, a beautiful entrance hall with its open fireplace, a large double lounge and study will surprise you with its superb high ceilings.

The kitchen blends its old-world charm with ultra-modern top-of-the-range equipment. This ground floor can be accessed via three different entrance doors, depending on your preferences.

A magnificent stone staircase leads to a vast hallway with 4 bedrooms, including a master suite with en suite shower room.

In addition to their undeniable charm, all the bedrooms have retained their spaciousness (all are at least 15m² in size), with built-in made-to-measure wardrobes that are both stylish and practical.

A large, modern bathroom adds to the comfort of the first floor.

The property also boasts a newly renovated guest house of over 80m².

It features a living room with a terrace giving direct access to the pool, a fully-equipped kitchen, two large bedrooms with en suite shower rooms, and reversible...

LOCAL TAXES

Taxe foncière: **861 EUR**

NOTES