



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

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## PROPERTY FACT FILE

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

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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 180m<sup>2</sup> 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 19m<sup>2</sup> with original doors leading to an office (or occasional bedroom) 12m<sup>2</sup>, large dining room 21m<sup>2</sup> with fireplace, stunning dining kitchen over 30m<sup>2</sup> 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 21m<sup>2</sup> with beamed ceiling with its own bathroom 8m<sup>2</sup>, separate shower room, large room / dressing room area 19m<sup>2</sup>.

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 1650m<sup>2</sup> 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

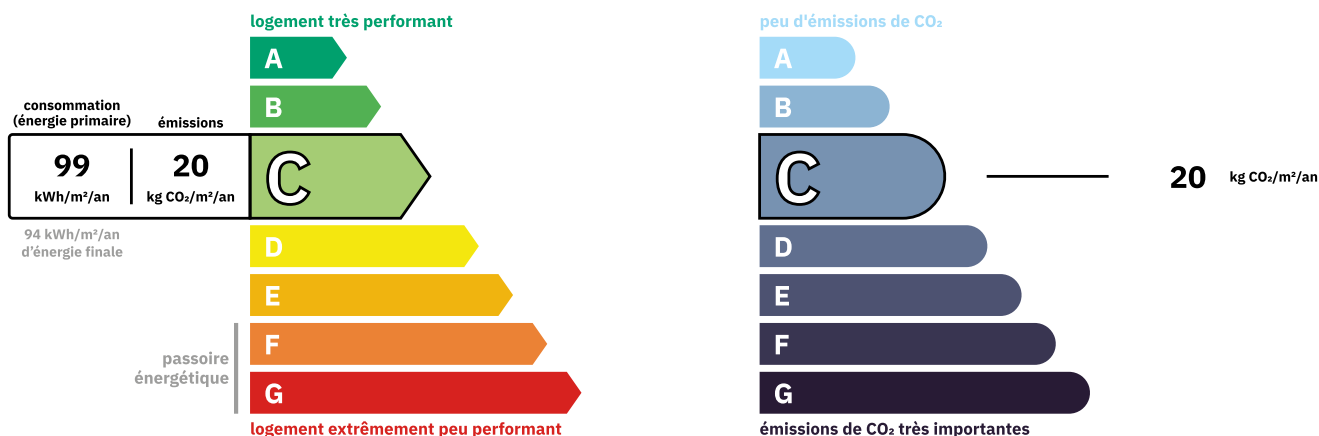
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STYLISH RENOVATED STONE TOWNHOUSE WITH LARGE GARDEN, POOL & COVERED PARKING. NEAR CENTRE OF BLAYE....

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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

Réf : A32847MGD33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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