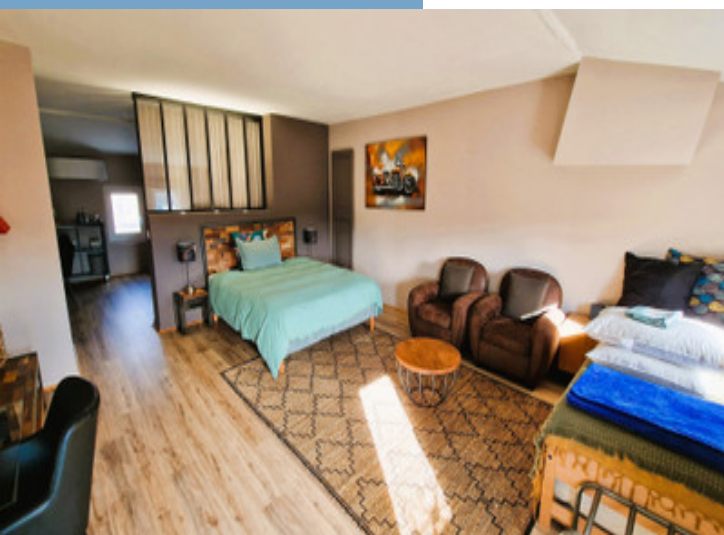




SPACIOUS FAMILY HOME WITH HEATED POOL &
GARAGE IN SOUGHT-AFTER
SAINT-SEURIN-SUR-L'ISLE NEAR SAINT-ÉMILION

www.leggettprestige.com

SPACIOUS FAMILY HOME
WITH HEATED POOL &
GARAGE IN
SOUGHT-AFTER
SAINT-SEURIN-SUR-L'ISLE
NEAR SAINT-...



PROPERTY FACT FILE	
REFERENCE	A34816SAG33
PRICE	€ 549,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (521 550 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	350 m ²
LAND	525 m ²
TOWN	Saint-Seurin-sur-l'Isle
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- 1 km to the train station
- Easy access to Bordeaux, Périgueux and St Émilien
- Quiet location yet commodities in walking distance
- Lively riverside town
-

SPACIOUS FAMILY HOME
WITH HEATED POOL &
GARAGE IN
SOUGHT-AFTER
SAINT-SEURIN-SUR-L'ISLE
NEAR SAINT-...
Ref : A34816SAG33

Set in the heart of the lively riverside town of Saint-Seurin-sur-l'Isle, this charming 1853 stone home offers spacious living for families or friends. Just 1 km from the train station with direct links to Bordeaux (45 mins), it's close to shops, schools, medical services, and markets.

DESCRIPTION

Ground floor:

Kitchen 19.23 m², annexe 12.9 m², laundry 8.7 m², storeroom 8.23 m², Lounge 23.93 m², dining room 16.58 m², living space 23.75 m².

1st floor:

Bedroom 1 - 23.91 m², shower room/WC 5.84 m².

Bedroom 5 - 15.7 m², shower room/WC 7.64 m².

Master bedroom 20.55 m², shower room 9.36, dressing room 12.49 m².

Study 16.75 m², small sitting room 10.37 m².

2nd floor :

Bedroom 2 - 18.96 m², shower room/WC 7.76 m²

Bedroom 3 - 19.74 m², shower room/WC 6.37 m²

Bedroom 4 Suite - 25.47 m², shower room/WC 14.72 m²

Garage 23.53 m²

Stone cellar with old bread oven 9.24 m², 21.52 m²

Covered terrace 35 m²

Outside uncovered 365 m² - travertine terrace, lawn and trees

Heated swimming pool 8 x 4 m - heat pump

Garden shed for pool filtration system and storage 5.5 m²

Electric gate, entry phone and alarm

Town gas central heating

Pellet stove in dining room

Open fireplace in living room

Reversible air conditioning in bedrooms (2, 3, 4 and 5)

Mains drainage

Double glazed windows

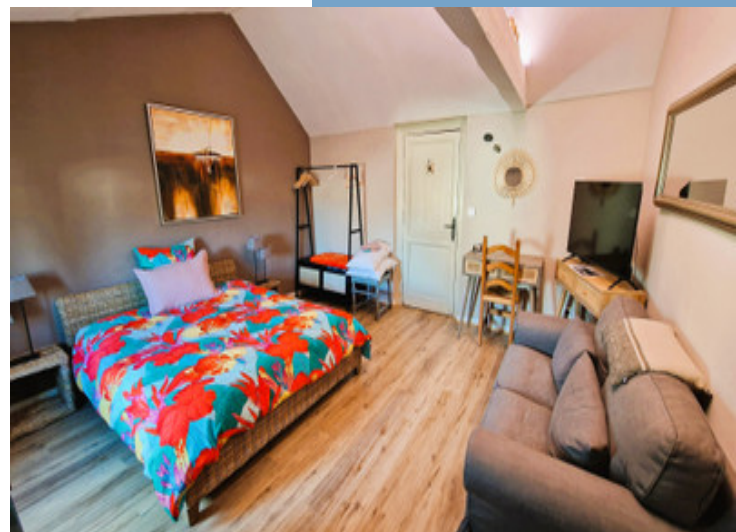
Fibre

As well as a lively Sunday morning market and railway station, Saint-Seurin-sur-l'Isle has a riverside beach where you can canoe in summer, a swimming pool, a horse riding school, infant & primary schools, restaurants, bars, bakeries, banks, medical services and other local amenities, including Super U and Aldi.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34816SAG33>

COMPLETE FILE AND PHOTO ON REQUEST

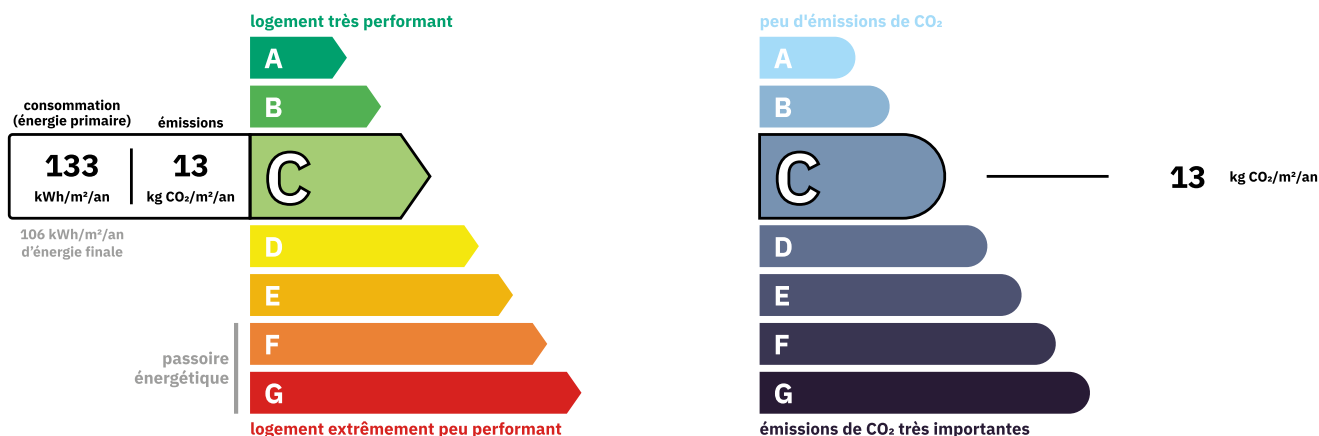


SPACIOUS FAMILY HOME
WITH HEATED POOL &
GARAGE IN SOUGHT-AFTER
SAINT-SEURIN-SUR-L'ISLE
NEAR SAINT-...

Ref : A34816SAG33

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 2420 € and 3400€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34816SAG33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr