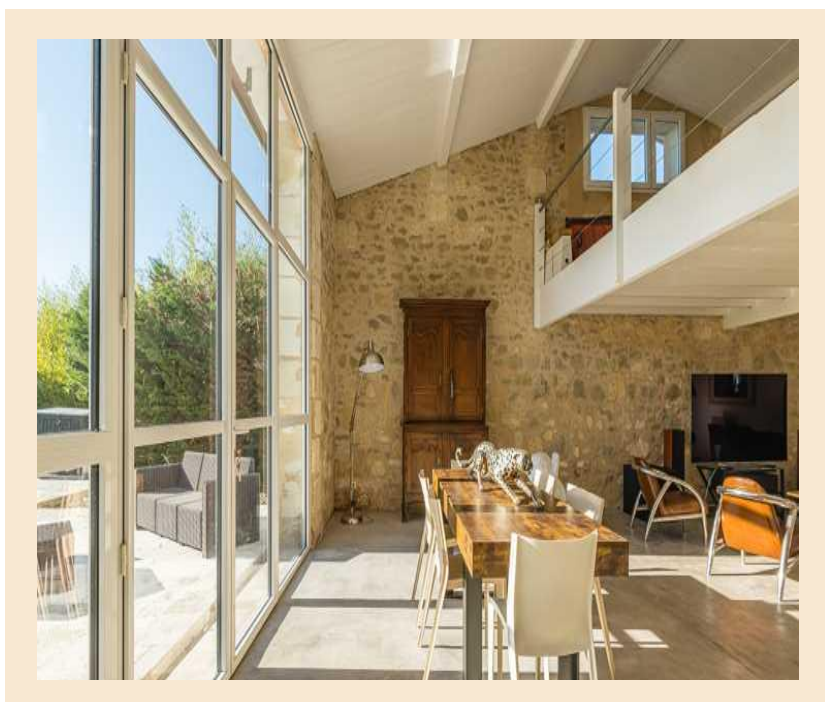


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Stone property in a bucolic setting near Libourne

Gironde , Nouvelle Aquitaine



€715,000

inc. of agency fees

5 Beds 311 sqm 2 ha

Located in Galgon, just 5 minutes from Libourne, this renovated rubble house combines authentic charm and modernity. Nestled in a quiet area, it extends over a vast 2-hectare plot offering multiple possibilities....

At a Glance

Reference	MFH-EAB1897EABX	Near to	Bordeaux	Price	€715,000
Bed	5	Pool	Yes	Hab.Space	311 sqm
Land	2 ha			Land Tax	N/A

Property Description

Located in Galgon, just 5 minutes from Libourne, this renovated rubble house combines authentic charm and modernity. Nestled in a quiet area, it extends over a vast 2-hectare plot offering multiple possibilities. With its 5 bedrooms, generous volumes and living space bathed in light, this rare property seduces with its atypical character and its neat services. A spacious garage and an independent room of approximately 20 sqm

complete the ensemble, ideal for a liberal or independent activity.

From the entrance, the raw concrete floor and the exposed framework give this residence a resolutely contemporary and warm style. The living room, with its beautiful volumes and exceptional brightness, invites you to convivial moments around the fire. A clever mezzanine overlooks this space and leads to a suspended office bathed in natural light. The kitchen, fitted and equipped, combines design and functionality, offering an ideal setting for gastronomy lovers.

The five bedrooms, including a master suite on the ground floor, allow you to welcome family and friends in optimal comfort. This property is distinguished by the flexibility of its spaces, perfectly meeting the needs of a modern and elegant life. Outside, the vast 2-hectare plot of land is a green setting that will delight nature lovers. T

his space offers considerable potential for landscaping or outdoor leisure projects. Just a few minutes from shops, schools and amenities, the house enjoys a privileged location, combining tranquility and practicality. With an EPC classified as C, this property combines charm, character and energy performance. This exceptional property is an invitation to a unique and bucolic art of living.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 1870 and 2580 euros.

Sindy Jaud (EI) : /

Summary

Property type:	Countryside house
Bedrooms:	5
Price	€715,000

Key Information

Internal Area:	311 sqm
Land Area:	2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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