



Bourgeois house

LIBOURNE (33)

790 000 €



341 m²



10 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Libourne, I offer you a spacious stone town house ideally located close to all your needs. This very beautiful building is spread over three levels distributed by a stone staircase remarkable for its apparent lightness. The interior offers beautiful volumes to live in and the light coming through will be appreciated. The floors have massive floors which look great. The beautiful first floor offers a 20m² balcony accessible from two bedrooms... This is a large house that is offered to you here, it will be suitable for accommodating a liberal profession and/or a large family. Six large bedrooms will allow you to consider all the possibilities with the additional possibility of converting 70m² of attic space in addition. Note that the front door, its vestibule and the large staircase already reflect the intrinsic quality of the property. The numerous fireplaces with notable aesthetics and the molded ceilings reinforce this pleasant impression of living in a place steeped in history. The interior distribution is convincing, fluid and symmetrical. The large living room opens onto the enclosed garden, the brightness will be particularly appreciated here. From a practical point of view, a 125m² garage completes this offer. Four vehicles can easily park here. This is a serious advantage in a city center. Let us add that the 50m² cellar benefits from the expected criteria for wine conservation. Everything is accessible on foot or by bike from the house, shops, schools, walks along the water, restaurants...the transport network is also nearby. The quality of life in this quiet street is an asset. If you would like to obtain information or simply organize a visit, contact Sébastien Pruvost, to whom we have entrusted this transaction.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,98% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sébastien PRUVOST

**SAINT-JEAN-DE-COLE
(24800)**

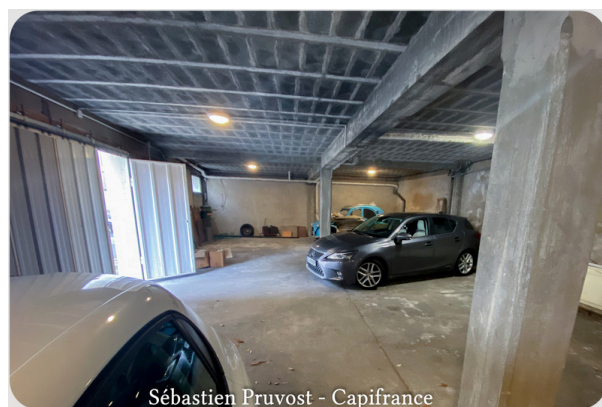
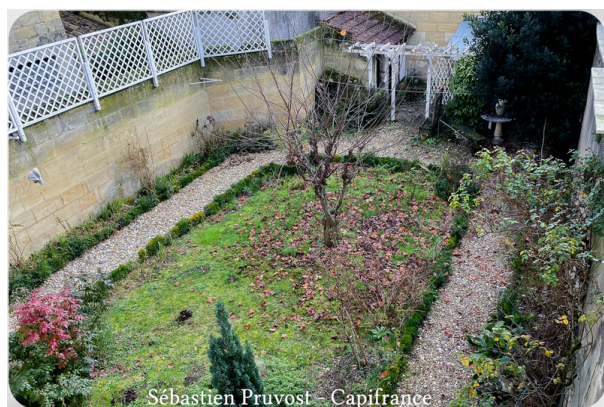
Agent

RSAC : 843 092 404 00014

Courts service city :
PERIGUEUX

(+33)6 62 17 49 25

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843466
Property type Bourgeois house
Year of construction 1800
Exposure TRAVERSANT
View Vue sur Jardin, sur Toits, sur Ville

SURFACES

Living space 341 m²
Living room surface 84 m²
Land surface 383 m²

COMPOSITION

Number of rooms 10
Number of bedrooms 6
Number of bathrooms 1
Toilets count 2
Washrooms 1
Balcony 1

DPE/GES

DPE 200
GES 41

APPENDIX

Parking garage
Garage 1
Cellar 1
Videophone Non

SERVICES

Heater gaz
Kitchen aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle