



Gran Casa Girondina con Piscina - 33350 Pujols



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 866,503.61

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Pujols
ZIP code: 33350
Posted: Jun 26, 2024

Description:

This magnificent Girondine house from 1778 will seduce you with its remarkable authenticity, its exposed beams, Gironde tiles, and exposed stone. It has kept all its charm whilst still having been completely renovated.

The main entrance is a double aspect entrance leading to its beautiful original stone staircase. It serves on the one hand; a large living room with open fireplace, and on the other hand a dining room with fireplace and fully equipped and renovated kitchen.

The corridor leads to a bedroom with bathroom and independent WC on the back garden and its swimming pool.

You will also find an office as well as an outbuilding serving as a storage room.

Above the outbuilding you will find 2 bedrooms upstairs with their shower room and adjoining WC.

Once back at the main staircase, there is a large landing upstairs leading to 2 other bedrooms with also their shower room and adjoining WC.

Outside find parking and garages and let yourself be charmed by this large garden of 1295m², with swimming pool and covered veranda.

NUMBER OF ROOMS: 10

LIVING AREA: 315 M²

LAND AREA: 1295 M²



Ground floor:

Entrance: 20.36m²
Second part of the entrance: 18m²
Bedroom 1: 23.36m²
Separate WC: 2m²
Bathroom: 12.50m²
Living room: 30m²
Dining room: 30m²
Kitchen: 17.5m²
Office: 18.75m²
Outbuilding: 60m²
Veranda: 30m²

FIRST FLOOR (above Barn):

Bedroom 2: 20m² + adjoining shower room and WC 5m²
Bedroom 3: 17m² + adjoining shower room and WC 5.5m²

MAIN HOUSE 1st FLOOR:

Landing: 23m²
Bedroom 4: 20m² + adjoining shower room and WC 4.7m²
Bedroom 2: 24m² + adjoining shower room and WC 6m²

EXTERIOR:

Swimming pool: 4m x 8m
Garage: 3
Car park Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site
Géorisques : www.georisques.gouv.fr
Built: 1778

Common

Bedrooms: 5
Bathrooms: 1
Finished sq. ft.: 315 sq m
Lot Size: 1295 sq m

Room details

Total rooms: 10
Indoor Features: Fitted kitchen



Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 171

Building details

Number of Garages: 1

Outdoor Amenities: Pool

Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GKAD-T68285/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 354_34277

