



## Delightful Girondin house in Mauriac, Gironde, in SW France, with 2 beds, 2 baths, outbuildings and gardens of 6,400m2

Beautifully restored house in the small village of Mauriac, with large gardens and views of the church and surrounding countryside. Little effort needed to provide further bedrooms.

**Town:** Mauriac  
**Dept:** Gironde  
**Plot size (m2):** 6400  
**Habitable (m2):** 185  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Agent:** Ali Wright

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**€ 288 900**

### LOCATION

Ten minutes from the town of Pujols, in the village of Mauriac, next to a very old church, in a very quiet location

### ACCOMMODATION

Two bedrooms, a shower room and a large bathroom, living room, dining room, kitchen, pantry, wine store (or third bedroom) dressing room, 2 barns (51m2 and 26m2), double garage and delightful gardens.

### DETAILS

From around 1800 this house was obviously built for an eminent person, as all the internal and external exposed stonework has been cut and dressed and is in fantastic condition. Traditional materials have been used in the restoration process.

The front door leads into a large living room of over 30m2 from which a pretty oak staircase leads to the first floor.

The dining room, 17m2, with working fireplace is adjacent to the kitchen and pantry leading off.

A 'saucière' was discovered between the dining room and the kitchen and was restored to its former glory.

Stone steps lead down to the shower room and the 'cave' or wine store. This could easily be a third bedroom. There is access to the large barn from this area.

From the living room, the staircase leads directly into a mezzanine

St Emilion  
a large bedroom of . . .

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