



## Original ! Troglodytical house on the bank of the Gironde estuary

**Town:** Near Blaye  
**Dept:** Gironde  
**Plot size (m2):** 431  
**Habitable (m2):** 160  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Agent:** Franck Chaligné

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**€ 228 700**

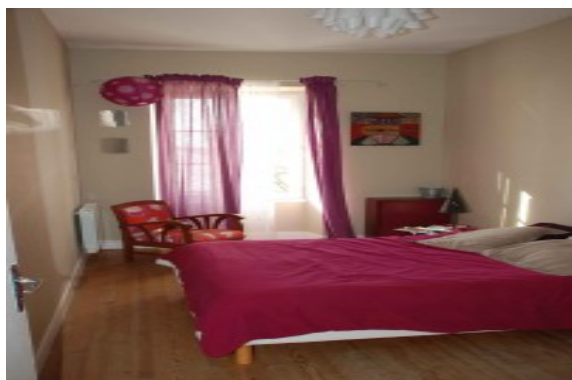
"Day lodgings" : The top part of the house is made up of a large open room entirely troglodytical. It has a dominating view on the Gironde estuary and leads to a terrace surrounded with greenery. The room is bright and sunny (South West exposure) and makes up around 80 m<sup>2</sup>. This room incorporates a living room, a fitted kitchen, and a study/game room.

"Night" lodgings : Two bedrooms (three possible) are found in the built part of the property (house in stones) and also a dressing room. Oriented South West they too have a great view on the estuary. The bathroom is equipped with a bathtub and a shower.

Energywise the house is very economical thanks to its troglodytical part where the temperature is constantly around 20°.

Shops (bakery, pharmacy, grocery store, etc...) are less than one kilometer away.

Bordeaux is about 30 Mn away from this lovely property definitely out of the beaten way.



## St Emilion

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