



Large Maison de Maitre with outbuildings and fabulous garden.

A very pretty stone house with a private south facing garden and adjoining outbuilding. The property is situated just south of the river Dordogne and located centrally between Bordeaux and Bergerac airports. Ideal family home or B&B, etc.

Town: Civrac
Dept: Gironde
Plot size (m2): 3454
Habitable (m2): 200
Bedrooms: 4
Bathrooms: 2
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€ 360 400

There is a winding gravel driveway approaching the front of the house which cuts through the middle of its mature garden leading to the parking area. The property has a large central hall with a stone staircase leading up to 2 levels. To the right of the hall is a large formal lounge with fireplace and high ceilings. On the opposite side of the hall is a spacious dining room, a kitchen and adjoining utility room.

Upstairs on the first level the central landing serves 4 bedrooms, a shower room, a bathroom and a large glazed winter conservatory with magnificent views over the garden and the adjoining fields. The staircase also leads up to a second level which is currently attic space but could easily be converted.

The property is in good structural, liveable condition, but does require some work and finishing. It also has gas central heating throughout.



St Emilion

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