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## Home To Renovate

**111 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26788
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 2
- Wohnfläche : 125 m<sup>2</sup>
- Grundstücksfläche : 520 m<sup>2</sup>
- Grundsteuer : 770 €



Located 5 mins south of Lesparre is this old home for sale, currently undergoing renovation. There are 115m<sup>2</sup> of space including a bedroom, two smaller bedrooms, a living room, two washrooms and a garage on a fenced 500m<sup>2</sup> garden.

The entrance gate opens to the garden and, after a few metres, the entrance porch. Inside, the 10m<sup>2</sup> hallway serves, to the left, an 11.5m<sup>2</sup> bedroom, and opposite, the 23m<sup>2</sup> living area. Continuing on is a 5m<sup>2</sup> washroom, 1.6m<sup>2</sup> toilet, 14m<sup>2</sup> kitchen, 5m<sup>2</sup> larder and a 7m<sup>2</sup> study or small bedroom.

Stairs lead up to a 4m<sup>2</sup> bathroom and a 7m<sup>2</sup> space used as a bedroom.

At the foot of the stairs, a door leads to the 18m<sup>2</sup> garage.

The roof is covered in cement tiles. Construction is traditional. There is an electric powered hot water storage tank. A pellet burner provides heating. Windows are wooden framed with one pane of glass and some double glazing. The property is connected to the sewage mains.

The property is west-facing and the land is fenced.

This house will make a home for those seeking a renovation project and perhaps with some building skills.

You will be 5 mins from commerce and services. Located in the countryside in the Medoc wine growing region to the northwest of Bordeaux, Lesparre is in the department of Gironde. It has primary and secondary schools and medical facilities. 55 mins from Bordeaux (5th largest city, UNESCO heritage site, international airport),

15 mins from the Atlantic coast, 1h from the Arcachon basin, 3h from skiing in the Pyrenees.

**ENERGIEVERBRAUCH : D (220)**

**TREIBHAUSGAS : B (6)**