



Taillecavat, 33580, Gironde

Contemporary and spacious country house, located in the Gironde countryside between Duras and Monségur. Suitable for a Bed and breakfast activity.

Approx 226 m² of habitable space – 3 ensuite bedrooms and a large first floor independent appartement. 2 400 m² of garden with pool

Main house Fitted kitchen: tiled floor. Fireplace with insert. 22.6 m² Lounge: tiled floor, exposed beams. Fireplace with insert. 28 m² Dining room: tiled floor, painted walls. 20 m² Laundry: 10 m² Bedroom 1 with shower room: fitted storage. 15.6 m² + 4.5 m² Bedroom 2 with shower room: 13.8 m² + 4.2 m² Bedroom 3 with shower room: 16 m² + 3.4 m² First floor apartment (accessible from the house or via an outside staircase + large terrasse): Fitted kitchen: 10 m² Living room: laminate floor. 26 m² Bedroom 4: laminate floor, exposed beams. 22 m² Bathroom: bath, shower, two sinks, bidet + WC. 12. 65 m² Attached outbuilding space suitable for storage or a second appartement. Oil fired central heating + insert Double glazing Individual drainage. 2 400 m² of garden with fruit trees Pool with terrace “Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr”

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Rooms	: 7
Bed(s)	: 4
Bath(s)	: 4

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Square feet	: 226
Plot Size	: 2400

CONVENIENCE:
General Amenities:
View,Terrace,Swimming pool,Double glazing ,Country location,
Heating Type: Fireplace,
Exterior Amenities:
Outbuilding(s),Covered terrace,
Interior Amenities: Fitted kitchen,