



\*\*UNDER OFFER - NO VIEWINGS POSSIBLE\*\*



PROPERTY FACT FILE	
REFERENCE	A17792
PRICE	€ 612,000 £ 509,631* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	263 m <sup>2</sup>
LAND	39701 m <sup>2</sup>
TOWN	Bazas
DEPARTMENT	Gironde
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	
FEATURES	Other Drainage, Lake, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Medieval building
- Contemporary living space
- Extensive grounds
- Magnificent views
- near Bordeaux 85km

\*\*UNDER OFFER - NO VIEWINGS POSSIBLE\*\*...

Ref : A17792

Elegant country retreat surrounded by almost 10 acres of pasture. Initial viewings are online: please contact the listing agent to make your appointment for a virtual viewing  
Located in the Gironde department, 85 km to Bordeaux

## DESCRIPTIF

A rare find which will delight anyone interested in medieval history, this country house a former commanderie, the fortified stronghold that was the home for the commander of the Knights Templar in the 12th Century. In the grounds is evidence of further walls, towers, a presbytery and the chapel which were all part of the original buildings. The current owners have renovated and enlarged the building to create a beautiful country home.

The house occupies a dominant position, with fabulous views over the surrounding valleys. The interior is impressive: with a grand social space in the original stronghold and a comfortable, more contemporary modern wing with living/dining room and kitchen.

Room layout: Ground floor

- the approach to the house is via a vaulted open sided space [10m<sup>2</sup>]
- entrance hallway [7m<sup>2</sup>] with a spiral staircase in walnut, which serves 2 floors
- generous living room [42m<sup>2</sup>] with exposed beams and a fireplace
- utility room [16m<sup>2</sup>] and boiler room
- separate WC
- circular cave, with a trap door leading to a small underground cellar [both at the bottom of the tower; the last remaining tower of the original 11]
- a large double aspect living / dining room [38m<sup>2</sup>] with a galley kitchen [15m<sup>2</sup>] and French doors to a terrace [15m<sup>2</sup>] for al fresco dining

First floor

- a landing [5m<sup>2</sup>] which leads to 2 large bedrooms [30m<sup>2</sup> and 28m<sup>2</sup>], one with an ensuite bathroom [10m<sup>2</sup>] and WC and a small sitting area [3.5m<sup>2</sup>] in the tower
- family bathroom [11m<sup>2</sup>] with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A17792>

COMPLETE FILE AND PHOTO ON REQUEST

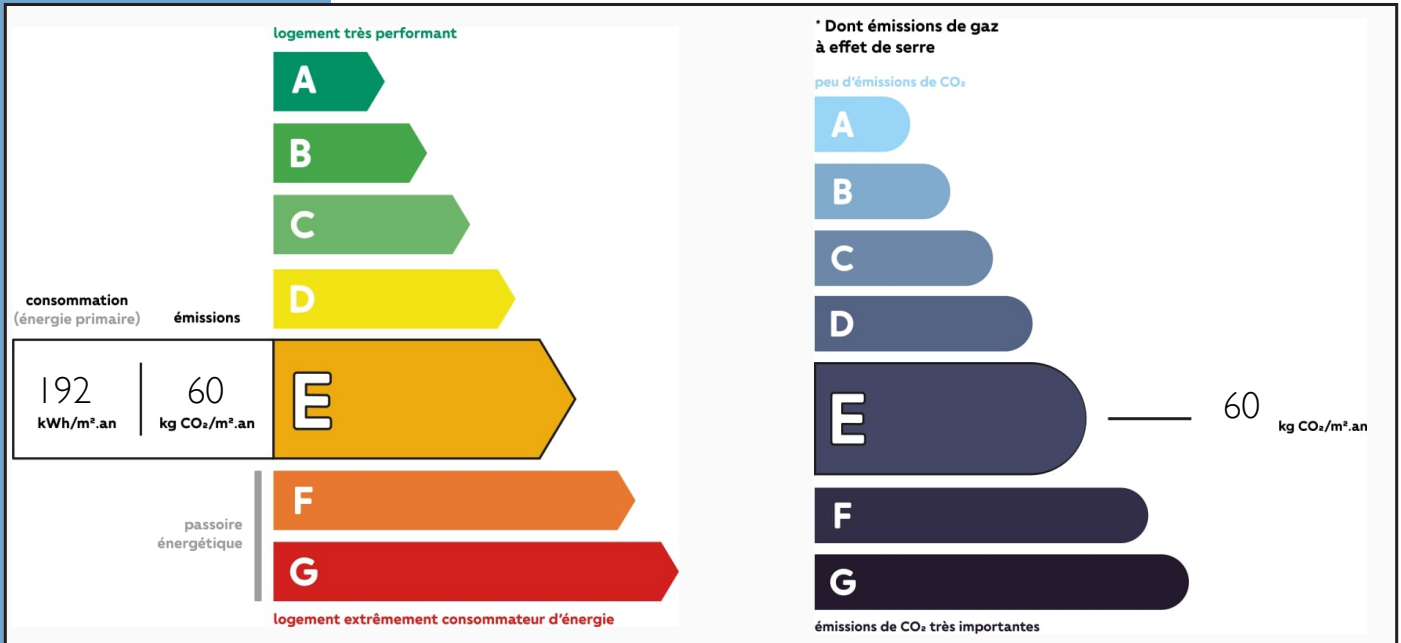


\*\*UNDER OFFER - NO VIEWINGS POSSIBLE\*\*...

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A17792

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A17792  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)