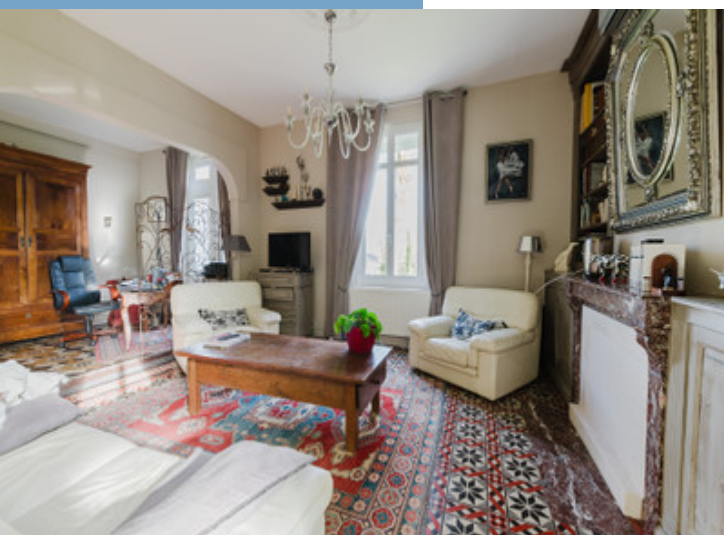
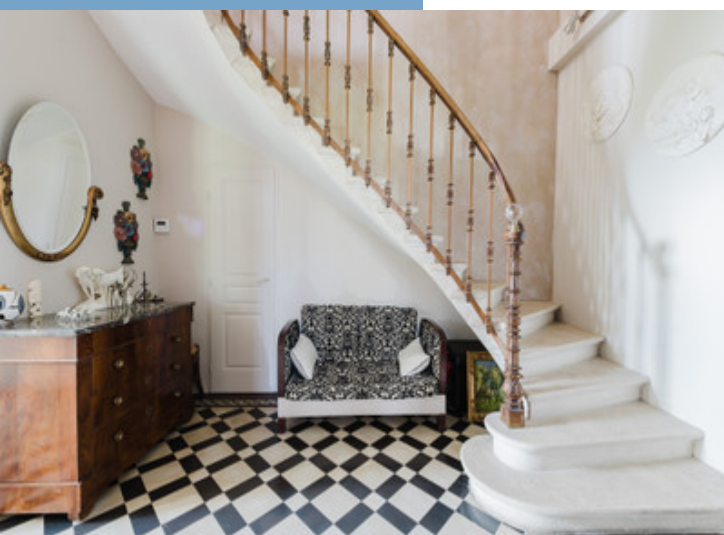
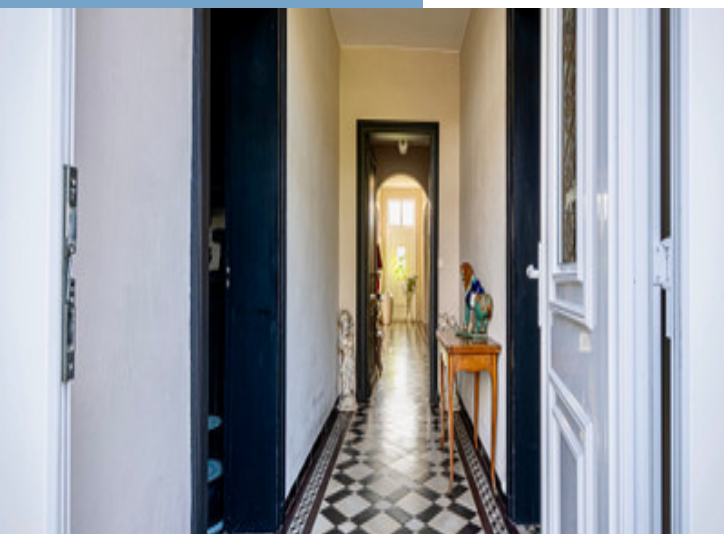




SUPERB PROPERTY WITH MAISON DE MAÎTRE,  
GUEST HOUSE, HEATED SWIMMING POOL,  
OUTBUILDINGS, 30 MN MARCHEPRIME



SUPERB PROPERTY WITH  
MAISON DE MAÎTRE,  
GUEST HOUSE, HEATED  
SWIMMING POOL,  
OUTBUILDINGS, 30 MIN  
MARCH...



PROPERTY FACT FILE	
REFERENCE	A26980ARM33
PRICE	€ 766,000 £ 659,181* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	290 m²
LAND	3700 m²
TOWN	Marcheprime
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	Maison de Campagne
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
*Price based on current exchange rate which is subject to change	



- character property with high-quality renovation
- 50mn from the beaches of Arcachon (no traffic jam)
- equipment new condition
- heated swimming pool
- heated pool and large outbuilding and garage

SUPERB PROPERTY WITH  
MAISON DE MAÎTRE,  
GUEST HOUSE, HEATED  
SWIMMING POOL,  
OUTBUILDINGS, 30 MN  
MARCH...

Ref : A26980ARM33

50 minutes from Arcachon, Gare St Jean and Mérignac airport,  
Set in 3500m<sup>2</sup> of remarkably well-maintained parklands, the property  
is immediately appreciated for its fruit trees and many species of  
flowers.

This one-storey residence of more than 200 m<sup>2</sup> has retained its

## DESCRIPTIF

50 minutes from Arcachon, Gare St Jean and Mérignac airport,  
Set in 3500m<sup>2</sup> of remarkably well-maintained parklands, the property  
is immediately appreciated for its fruit trees and many species of  
flowers.

The property was completely renovated 3 years ago.

This one-storey residence of more than 200m<sup>2</sup> has retained its original  
charm and period materials, while benefiting from high-quality modern  
facilities.

Here, everything exudes the charm and authenticity of an old manor  
house, with its old parquet floors and cement tiles and high ceilings,  
which will surprise you with their superb quality and a warm,  
comfortable welcome.

On the ground floor, a beautiful entrance hall with its open fireplace, a  
large double lounge and study will surprise you with its superb high  
ceilings.

The kitchen blends its old-world charm with ultra-modern  
top-of-the-range equipment. This ground floor can be accessed via  
three different entrance doors, depending on your preferences.

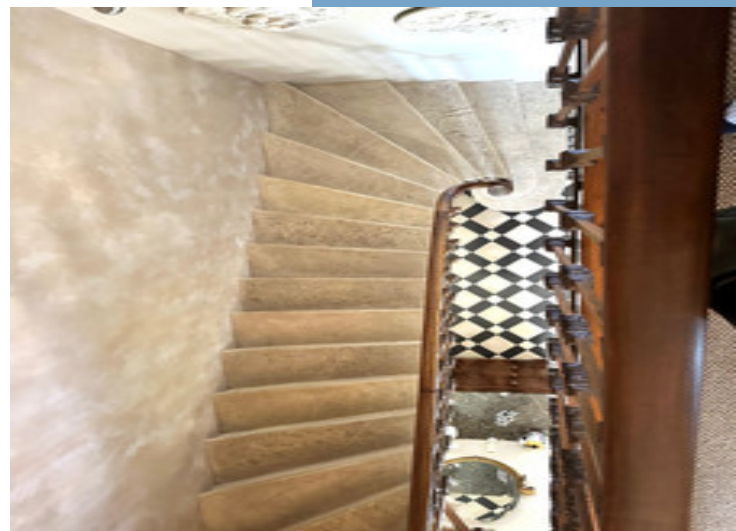
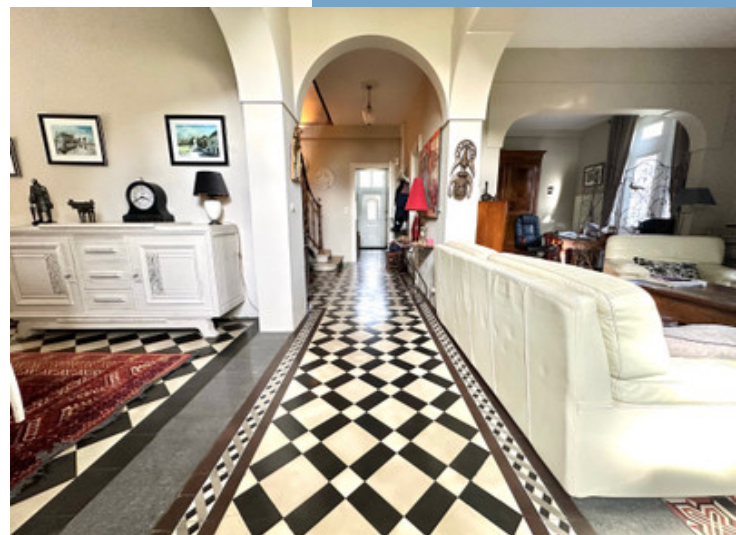
A magnificent stone staircase leads to a vast hallway with 4 bedrooms,  
including a master suite with en suite shower room.

In addition to their undeniable charm, all the bedrooms have retained  
their spaciousness (all are at least 15m<sup>2</sup> in size), with built-in  
made-to-measure wardrobes that are both stylish and practical.

A large, modern bathroom adds to the comfort of the first floor.

The property also boasts a newly renovated guest house of over  
80m<sup>2</sup>.

It features a living room with a terrace giving direct acces



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26980ARM33>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

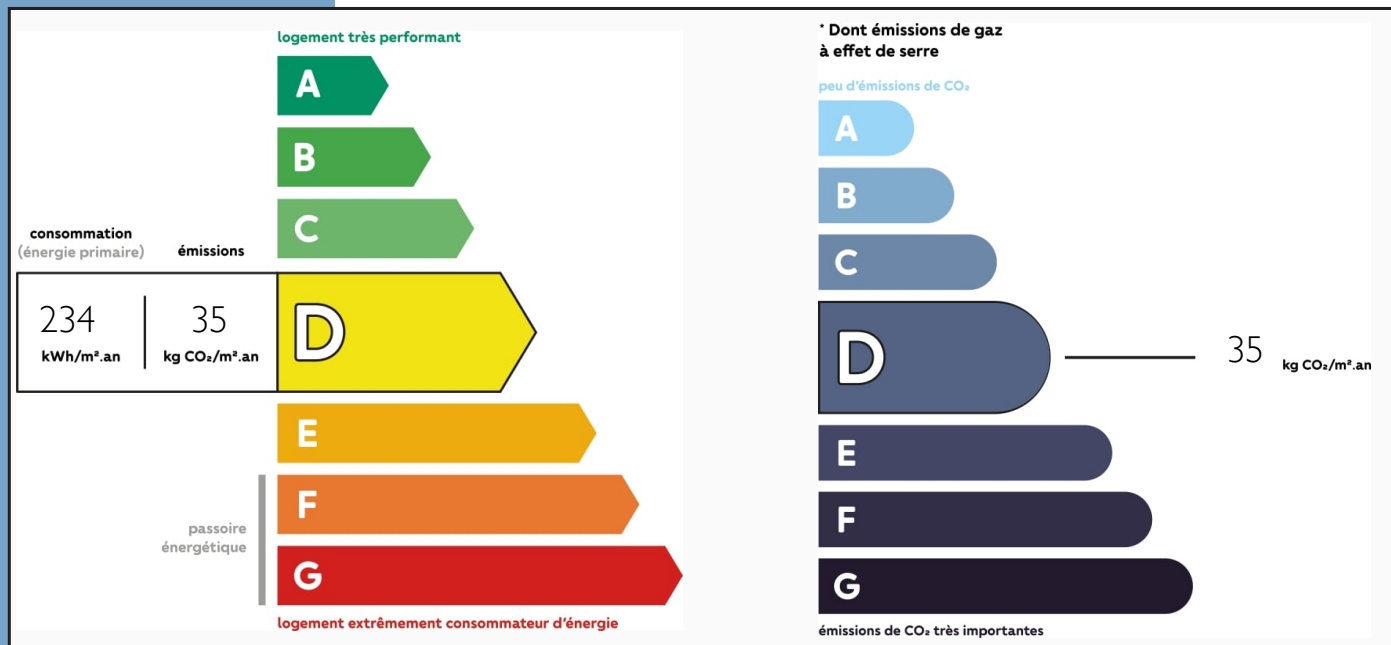
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

SUPERB PROPERTY WITH  
MAISON DE MAÎTRE, GUEST  
HOUSE, HEATED SWIMMING  
POOL, OUTBUILDINGS, 30 MN  
MARCH...

Ref : A26980ARM33

## ENERGIE-DPE

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



## NOTICE

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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 : A26980ARM33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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