



STUNNING MAISON DE MAÎTRE  
-ARCHITECT-RENOVATION IN 2023. PRIVILEGED  
RIVERSIDE LOCATION NEAR LIBOURNE

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MAÎTRE  
-ARCHITECT-RENOVATIO  
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PROPERTY FACT FILE	
REFERENCE	A28451BTU33
PRICE	€ 997,000 £ 825,117* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	300 m <sup>2</sup>
LAND	3593 m <sup>2</sup>
TOWN	Saint-Michel-de-Fronsac
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



- Extraordinary setting
- Absolute calm
- River view
- Wonderful event setting
- Outbuildings and covered swimming pool.

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Ref : A2845 IBTU33

A light and bright MAISON DE MAITRE renovated in 2023 with generous volumes, bright rooms, south facing, all with beautiful views of the Dordogne river. The attached outbuilding offers ample space for a professional activity/artist studio. Surrounded by a park with matured trees, covered swimming pool and pool house.. A gated

## DESCRIPTIF

Recently renovated house in excellent condition with spacious rooms and fantastic volumes, comprising:

Ground floor:

- \* Entrance hall and hallway - 20 m<sup>2</sup>, tiled floor,
- \* Kitchen - 23 m<sup>2</sup> - marble floor, French doors to terrace,
- \* Dining room - 27 m<sup>2</sup> - parquet floor, French doors to terrace,
- \* Salon - 33 m<sup>2</sup> - parquet floor, fire place, French doors to terrace,
- \* Room (office, bedroom...) - 25 m<sup>2</sup> - marble floor, fireplace.
- \* Large laundry utility room
- \* Guest bedroom/game room with access to covered terrace,
- \* Utility room - 8 m<sup>2</sup>.

First floor:

- \* Landing and hallway - 22 m<sup>2</sup> - parquet floor,
- \* Bedroom 1 - 29 m<sup>2</sup> - parquet floor, fireplace, French doors to balcony,
- \* Bathroom 2- 18 m<sup>2</sup> - with bath and shower,
- \* Bedroom 2 - 25 m<sup>2</sup> - parquet floor, fireplace,
- \* Bathroom 2 - 8 m<sup>2</sup> - with bath,
- \* Bedroom 3 - 21 m<sup>2</sup> - carpet (on wooden floor), with ensuite shower,
- \* Bedroom 4 - 13 m<sup>2</sup> - parquet floor, with sink -possibility to create bathroom and shower..

OUTBUILDING:

- Attached with indoor access - over 300 m<sup>2</sup> - comprising:
- \* Private wine cellar,
- \* Wine cellar,
- \* 3 open spaces, one with floor above/mezzanine

EXTERIOR:

- \* Fenced park with electric gate,
- \* Swimming pool - 5 x 10 m, chlorine, covered,
- \* Pool house.

TECHNICAL INFORMATION:

- \* In good condition,

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A2845IBTU33>

COMPLETE FILE AND PHOTO ON REQUEST

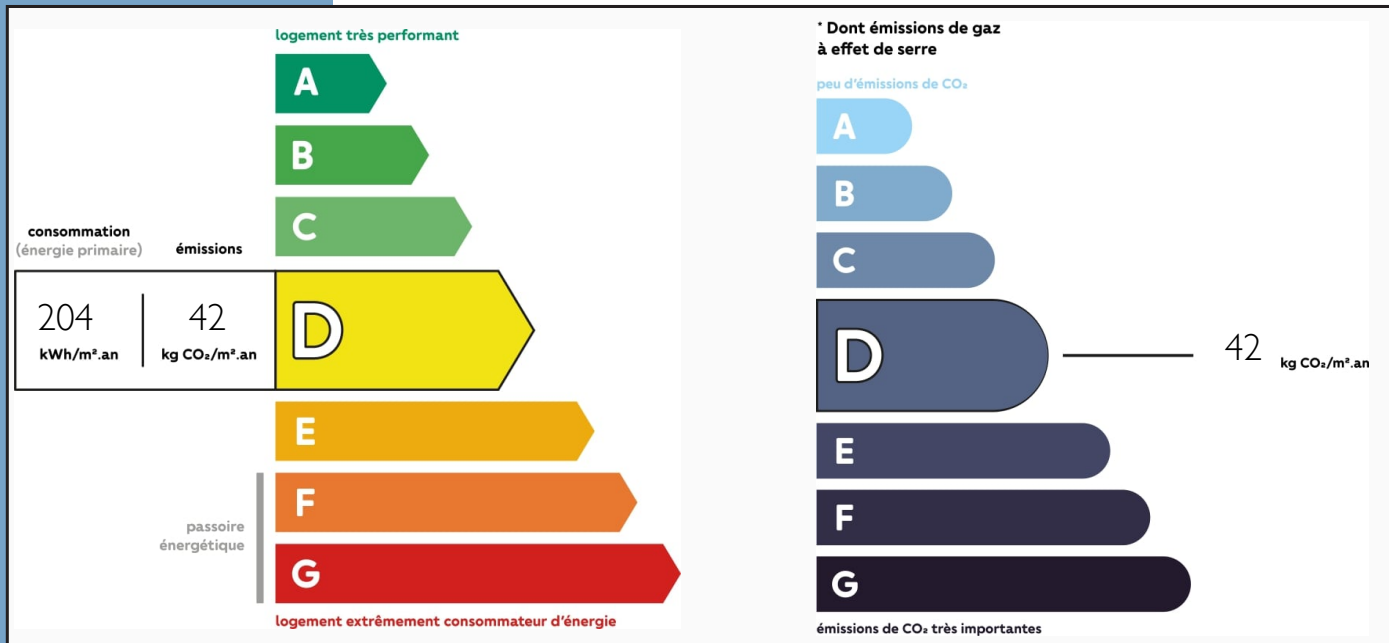


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## 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 :A28451BTU33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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