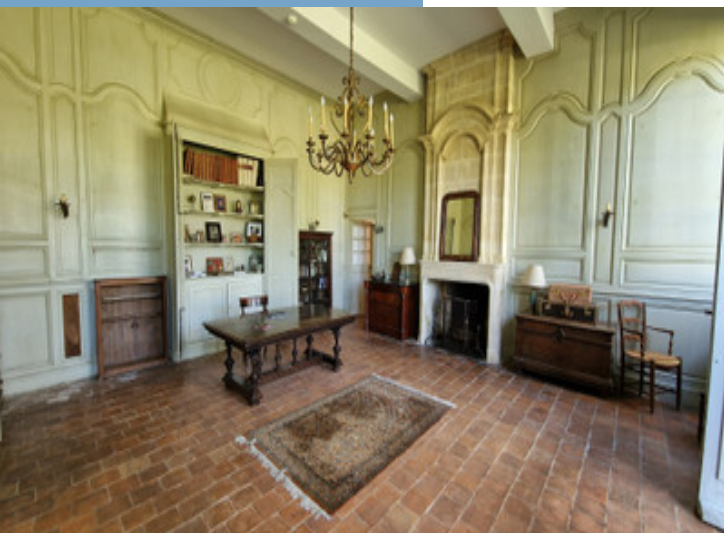




## SUPERB 12TH CENTURY CISTERCIAN ABBEY AND THE RUINS OF ITS ABBEY CHURCH AND 4 LARGE BEDROOMS

SUPERB 12TH CENTURY  
CISTERCIAN ABBEY AND  
THE RUINS OF ITS ABBEY  
CHURCH AND 4 LARGE  
BEDROOMS...



| PROPERTY FACT FILE                                                              |                                                                                                                                              |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A28461SAG33                                                                                                                                  |
| PRICE                                                                           | € 1,650,000<br>£ 1,398,458*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(1 567 500 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 4                                                                                                                                            |
| BATHROOM                                                                        | 3                                                                                                                                            |
| ACCOMMODATION                                                                   | 447 m <sup>2</sup>                                                                                                                           |
| LAND                                                                            | 103196 m <sup>2</sup>                                                                                                                        |
| TOWN                                                                            | Les Artigues-de-Lussac                                                                                                                       |
| DEPARTMENT                                                                      | Gironde                                                                                                                                      |
| LOCATION                                                                        | Hamlet property                                                                                                                              |
| TYPE                                                                            | Maison de Vacances, Country<br>House, Family Home                                                                                            |
| CONDITION                                                                       | Habitable, Good condition                                                                                                                    |
| FEATURES                                                                        | Other Drainage, Private parking,<br>Barns - outbuildings                                                                                     |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                              |



- Steeped in history
- In a very tranquille setting
- Only 10 km to St Émilion
- Staff accommodation
- Small stream

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A superb abbey which was founded in 1137 by Pierre II, Viscount of Castillon. The religious community was made up of Cistercian monks sent by Gérard, abbot of Cadouin. The abbey flourished throughout the Middle Ages thanks to its scriptorium, some of whose transcriptions can now be consulted in the Cadouin Abbey archives.

## DESCRIPTIF

In the seventeenth and eighteenth centuries, the abbey, then under the commendation system, was run by some of Bordeaux's greatest families, including the Montesquieu family in the person of the famous thinker's uncle and younger brother.

After the French Revolution, the abbey fell into disrepair before being acquired and restored in 1972 by a writer who made it his favourite place to live and write.

West facade

Modified at the beginning of the 18th century, it is neo-classical in style (chartreuse).

East facade.

The cloister, witness to the origin of the conventual building, 12th century.

The gallery, of Renaissance inspiration.

The building (facades and roofs), the ruins of the abbey church and the surrounding land are listed as historic monuments.

Outstanding features

Monumental fireplaces from the Louis XIV, Louis XV and Louis XVI periods.

Ground floor :

Kitchen - 28.39 m<sup>2</sup>, Vestibule & WC - 10.87 m<sup>2</sup>, Dining room - 42.15 m<sup>2</sup>, Living room - 41.43 m<sup>2</sup>, Main entrance - 46.89 m<sup>2</sup>, Hallway - 11.11 m<sup>2</sup>, Small study - 19.1 m<sup>2</sup>, Large study - 33.20 m<sup>2</sup>, Staircase - 12.40 m<sup>2</sup>

First floor:

Bedroom 1 - 32.90 m<sup>2</sup>, Hallway - 43.5 m<sup>2</sup>, Bathroom 1 - 10.37 m<sup>2</sup>,  
Bedroom 2 - 37.51 m<sup>2</sup>, Bathroom 2 - 9.2 m<sup>2</sup>, Bedroom 3 - 32.18 m<sup>2</sup>,  
Bedroom 4 - 32.52 m<sup>2</sup>, Bathroom 3 - 4.50 m<sup>2</sup>

Gallery - 142.62 m<sup>2</sup>

Cloister - 120.85

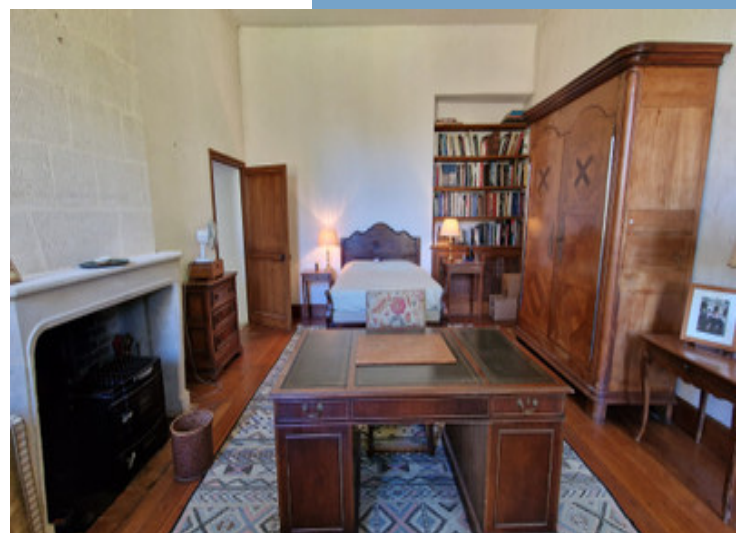
Caretaker's cottage:

Kitchen - 16 m<sup>2</sup>, Lounge - 12 m<sup>2</sup>, Bedroom - 12 m<sup>2</sup>, Bathroom - 5 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28461SAG33>

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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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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