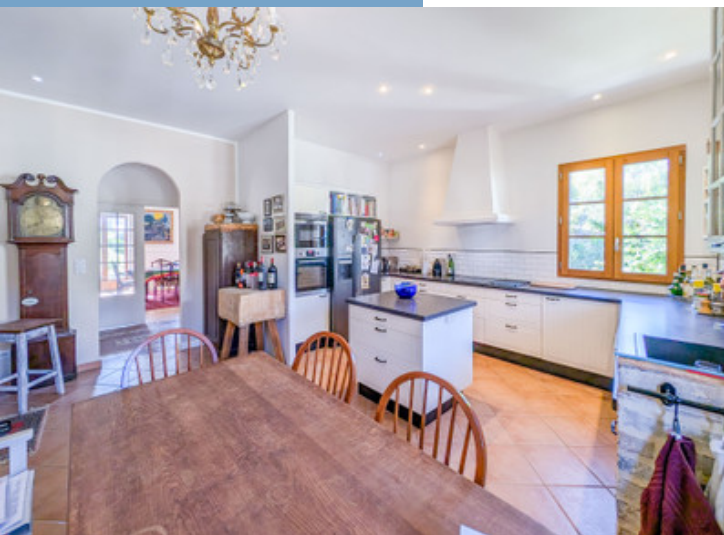




OUTSTANDING PROPERTY 1850 - 2 GITES -  
SWIMMING POOL - MATURE GARDEN - PRIVATE  
SETTING - OUTBUILDINGS - DPE A

OUTSTANDING PROPERTY  
1850 - 2 GITES - SWIMMING  
POOL - MATURE GARDEN  
- PRIVATE SETTING -  
OUTBUILDINGS...



PROPERTY FACT FILE	
REFERENCE	A32104ELM33
PRICE	€ 724,500 £ 603,929* <small>*agency fees included: 5 % TTC to be paid by the buyer (690 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	4
ACCOMMODATION	338 m <sup>2</sup>
LAND	8318 m <sup>2</sup>
TOWN	Reignac
DEPARTMENT	Gironde
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 2 independent gîtes
- Pool new liner and new pump
- Large outbuildings and summer living room/kitchen
- Established and enclosed private garden
- New heat pump installed in september 2024

OUTSTANDING  
PROPERTY 1850 - 2 GITES -  
SWIMMING POOL -  
MATURE GARDEN -  
PRIVATE SETTING -  
OUTBUILDINGS...  
Ref : A32104ELM33

EXCLUSIVE! Magnificent and stylish Maison de Maître, completely renovated with an exceptional energy rating A, comprising of a main house, 2 gîtes and outbuildings.

Located 4 minutes from Reignac & Etauliers, this magnificent residence

## DESRIPTIF

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

### TECHNICAL INFORMATION

DPE A

Brand new heat pump installed September 2024

Underfloor heating: kitchen, dining room, entrance and back kitchen.

Wooden double glazing

High performance insulation

Swimming pool: new liner 2023 and new pump 2023 - compliant safety curtain

Roofs redone between 2012 and 2024

Photovoltaic panels x 45 - 9Kw - Resale only

Mains drainage

Fiber available

Access to the property is via a private, tree-lined driveway with a closed garage and small outbuildings on your left.

The main house is composed on the ground floor:

Entrance hall with its period tiles - 10m<sup>2</sup>

Dining room - with access to the garden - 19m<sup>2</sup> -

Fully equipped kitchen - 19m<sup>2</sup>

Back kitchen - 7m<sup>2</sup>

Living room with open fireplace and stairs to access the first floor - 50m<sup>2</sup>

Bedroom 1 - 15m<sup>2</sup>

Bedroom 2 / Office - 14m<sup>2</sup>

Shower room: composed of a shower, sink and toilet - 3m<sup>2</sup>

### FIRST FLOOR

Bedroom 3 - with a toilet and sink - 19m<sup>2</sup>

Bedroom 4 - with its Juliet balcony - 15m<sup>2</sup>

Bedroom 5 - 13m<sup>2</sup> with a 13m<sup>2</sup> adjoining room. This could be a dressing room/spare bedroom/office/bathroom

Shower room with shower, toilet and washbasin - 5m<sup>2</sup>

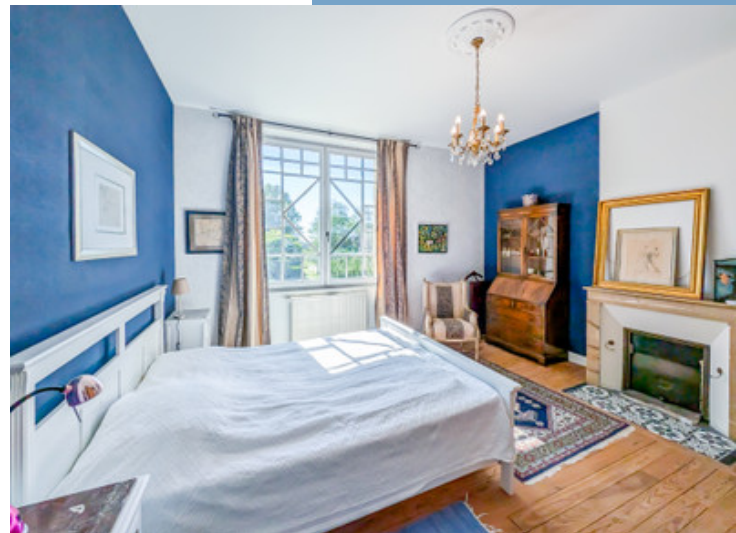
### OUTBUILDINGS

Adjoining the main house

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32104ELM33>

COMPLETE FILE AND PHOTO ON REQUEST



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

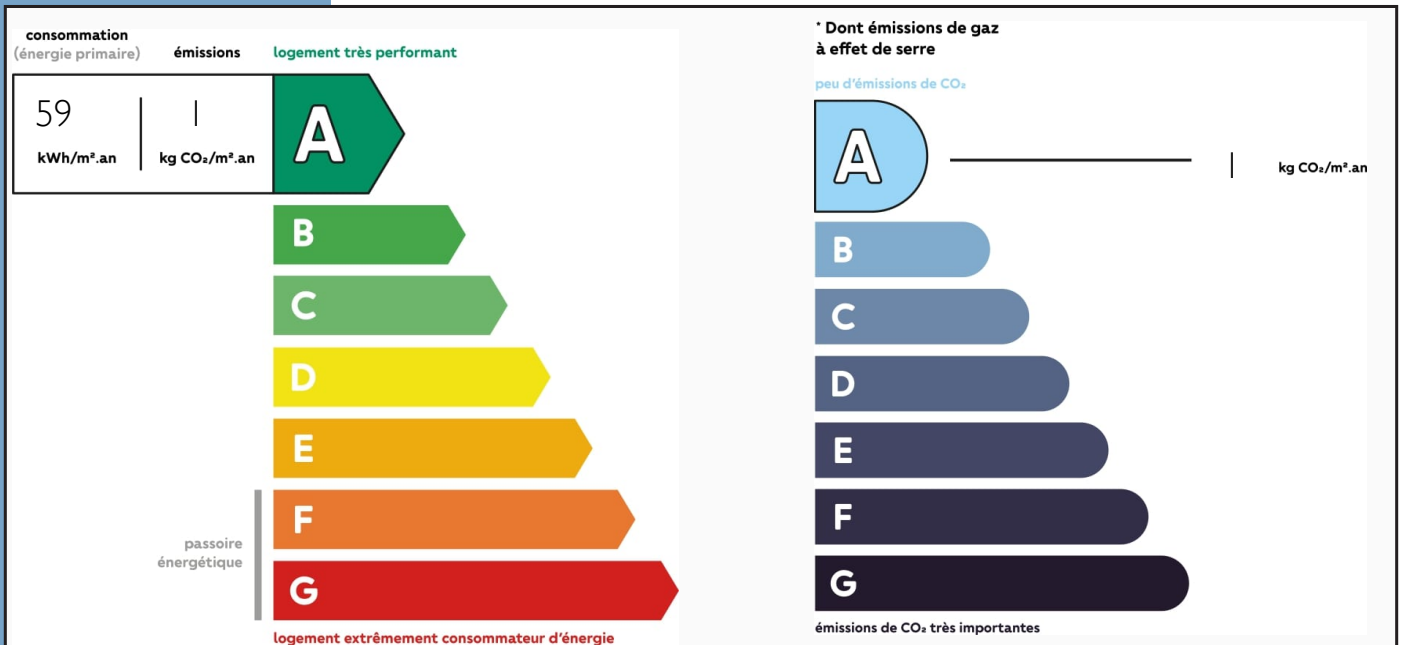
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

OUTSTANDING PROPERTY  
1850 - 2 GITES - SWIMMING  
POOL - MATURE GARDEN -  
PRIVATE SETTING -  
OUTBUILDINGS...

Ref : A32104ELM33

## 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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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 :A32104ELM33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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