



SUPERB MAISON DE MAÎTRE 1850 - 2 GITES,  
POOL, GARDEN, PRIVATE SETTING.  
OUTBUILDINGS. DPE A. 5MN FROM REIGNAC

www.leggettprestige.com

SUPERB MAISON DE  
MAÎTRE 1850 - 2 GITES,  
POOL, GARDEN, PRIVATE  
SETTING. OUTBUILDINGS.  
DPE A. 5MN FR...



PROPERTY FACT FILE	
REFERENCE	A32104ELM33
PRICE	€ 724,500 £ 602,820* <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 indépendant 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

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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 property positioned

## 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>

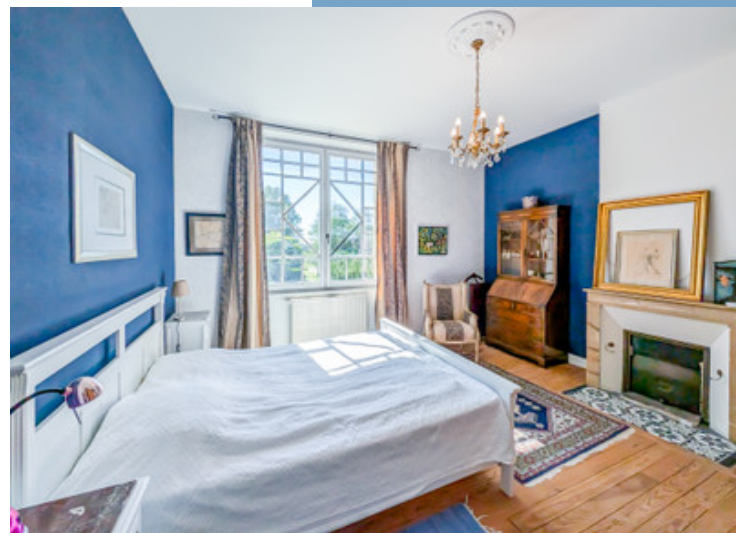
### OUTBUILDINGS

Adjoining the main house

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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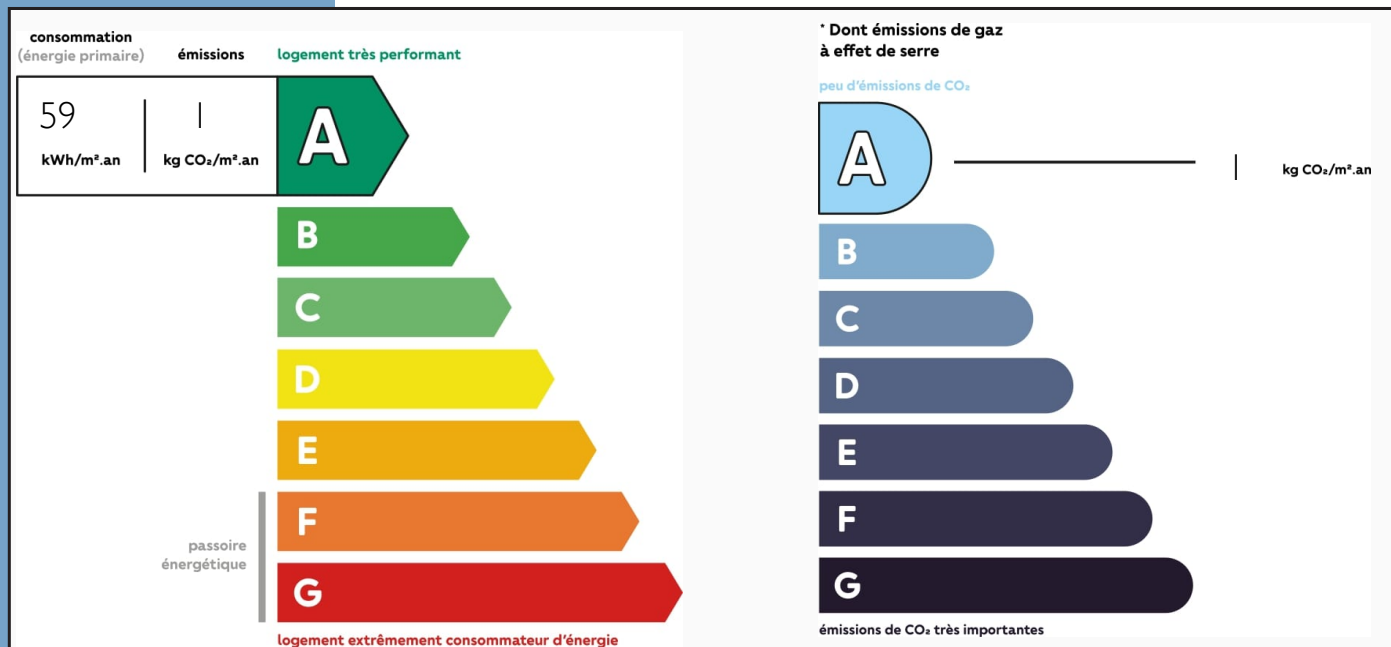
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SUPERB MAISON DE MAÎTRE  
1850 - 2 GITES, POOL,  
GARDEN, PRIVATE SETTING,  
OUTBUILDINGS. DPE A. 5MN  
FR...

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## ENERGIE-DPE

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



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## CONTACT

Réf :A32104ELM33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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