



ELEGANT 1850 MAISON DE MAÎTRE WITH 2
GÎTES, MATURE GARDENS AND A POOL – ONLY
40 MINS FROM BORDEAUX

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MATURE GARDENS AND A
POOL – ONLY 40 MINS
FROM BORDEAUX...



PROPERTY FACT FILE	
REFERENCE	A32104ELM33
PRICE	€ 635,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	4
ACCOMMODATION	338 m²
LAND	8318 m²
TOWN	Reignac
DEPARTMENT	
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>	



- Main house 4/5 bedrooms and gîte 2 bedrooms each
- House bedroom on the ground floor with shower room
- Large outbuildings and summer living room/kitchen
- New heat pump installed in September 2024
- Private and peaceful surroundings

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Experience the ultimate French country estate in the heart of the Gironde vineyard region. This beautifully restored 1850 "Maison de Maître" offers approx. 338 m² of elegant living space set in a private 8,318 m² plot, just 40 minutes from Bordeaux and its international airport.

DESCRIPTION

Just 4 minutes from amenities in Reignac & Etauliers, 20 minutes from Blaye and 40 minutes from Bordeaux.

Ideal for: • A spacious family home needing versatile space • A luxury holiday rental business with 2 gîtes ready to go • A premium investment property in Nouvelle-Aquitaine countryside

This is a rare opportunity to acquire a complete turnkey estate in one of the most desirable wine-regions of France. Request the full photo brochure and floor plans today.

Below you will find more detailed information about the property. Virtual tour available as well as additional photos and the floor plans upon request.

TECHNICAL INFORMATION

Energy rating 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:

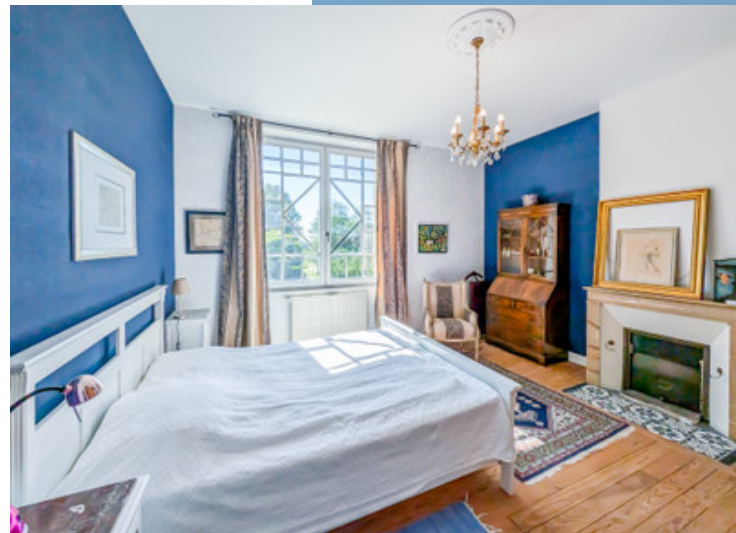
Entrance hall with its period tiles - 10m²
Dining room - with access to the garden - 19m² -
Fully equipped kitchen - 19m²
Back kitchen - 7m²

Living room with open fireplace and stairs to access the first floor - 50m²

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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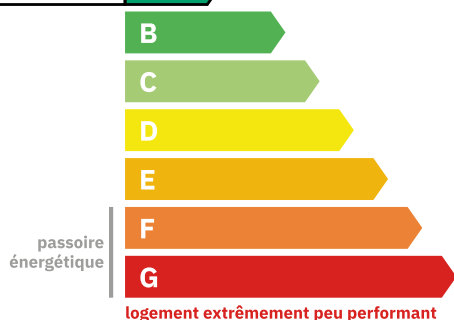
ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

59 | **1**
kWh/m²/an | kg CO₂/m²/an

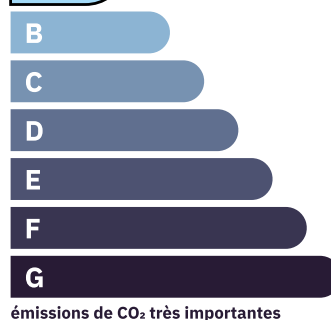
26 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 1130 € and 1580€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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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