



TASTEFULLY RENOVATED HOUSE PLUS
INDEPENDENT GÎTE LOCATED NEXT TO
PRESTIGIOUS BORDEAUX WINE CHATEAUX

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WINE CHATEAUX...



PROPERTY FACT FILE	
REFERENCE	A33471SLI33
PRICE	€ 880,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	7
ACCOMMODATION	432 m²
LAND	1856 m²
TOWN	Pauillac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





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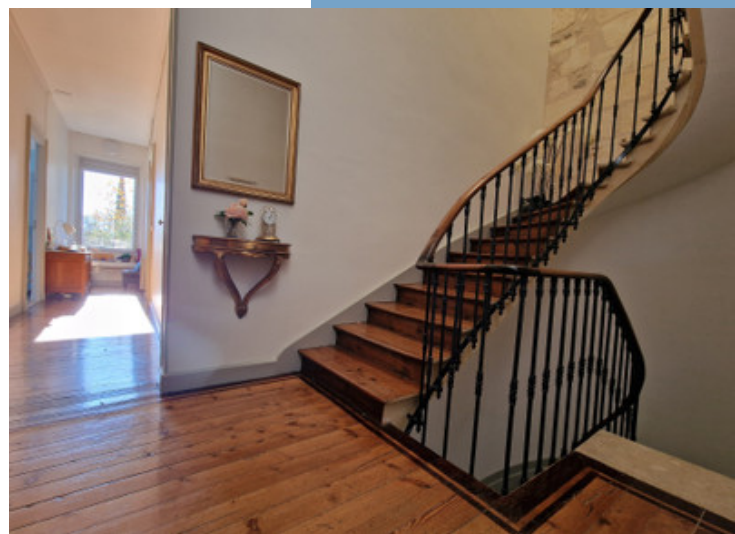
This extremely well presented house has 6 large en-suite bedrooms plus a beautifully renovated self-contained gîte. Located next to prestigious wine châteaux on the Médoc wine route, this property offers a turn-key tourist business complete with a catering kitchen and a 39m² reception room. The main stone house has 327m² of living

DESCRIPTION

A very well appointed stone property with 432m² of living space located next to famous wine châteaux on the Médoc wine route north of Bordeaux. The modularity of this property enables a turn-key tourist project with a gîte, or a B&B.

The main house offers 327m² of living space across 3 floors. The ground floor has a central hallway with original cement tiles that opens to both the garden and road. The 33m² dining room overlooks the garden whilst the lounge measuring 21m² is road side. Both the dining room and lounge have insert fireplaces. On the other side of the corridor overlooking the garden is a character kitchen measuring 23m² with both dining and work spaces. Loft style windows are positioned between the kitchen and the corridor. A catering kitchen also on the ground floor with additional access via the workshop / garage measures 12m² and enables a catering business to be run from this property. A WC with a urinal as well as a utility room complete the ground floor of the main house.

The first floor has 95m² of living space reached by a stone staircase that has been lovingly restored. A central corridor with original wooden flooring leads to a reading nook with views onto the garden and vines. A large 29m² en-suite bedroom with baroque inspired floor decoration has wonderful views to the neighbouring château. The interior decoration denotes chic with a choice black, white and yellow colour scheme. The second en-suite bedroom with a blue colour scheme m...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33471SLI33>

COMPLETE FILE AND PHOTO ON REQUEST

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

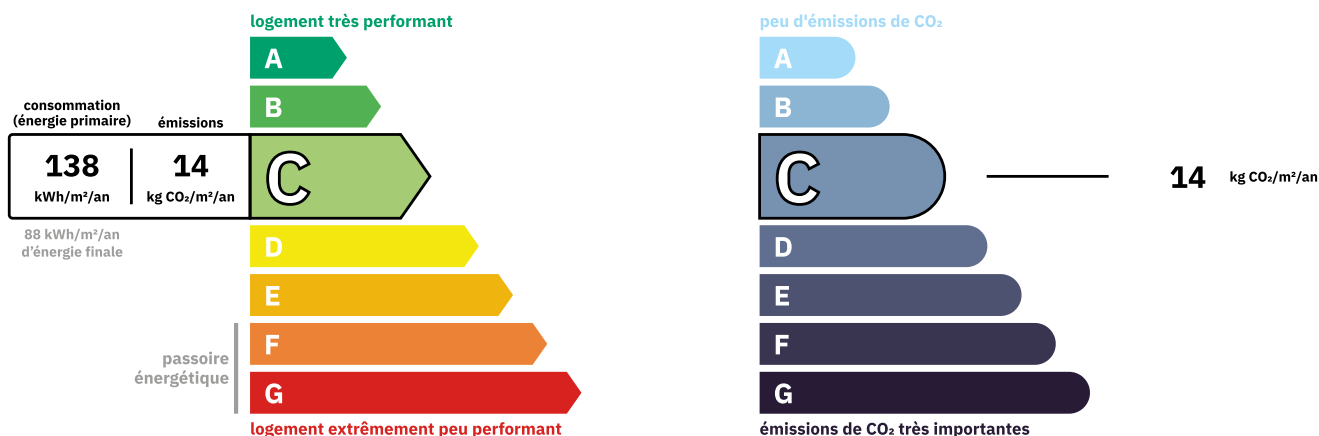
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 4770 € and 6520€ for 2023

NOTICE

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

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.

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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