

# ELEGANT BORDEAUX CHARTREUSE WITH GUEST HOUSE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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# ELEGANT BORDEAUX CHARTREUSE WITH GUEST HOUSE...





## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A46067NJD33 |
| PRICE | € 750,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 4 |
| BATHROOM | 4 |
| ACCOMMODATION | 305 m² |
| LAND | 8000 m² |
| TOWN | Saint-Ciers-sur-Gironde |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, House, Villa |
| CONDITION | Good condition |
| FEATURES | Private drainage, Garage, Barns - outbuildings |

*Price based on current exchange rate which is subject to change





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- Outstanding B-rated energy performance
- Independent guest accommodation
- 305m² of living space
- Stone barn & period outbuildings
- 45 mins Bordeaux Airport

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This elegant Bordeaux Chartreuse, dating from around 1740, is a fine example of one of south-west France's most distinctive period country houses. Beautifully restored and sympathetically modernised, it combines timeless architectural elegance with outstanding modern comfort, including a rare B-rated energy performance. Offering



# DESCRIPTION

This elegant Bordeaux Chartreuse, dating from around 1740, is a fine example of one of south-west France's most distinctive styles of period country house.

The Bordeaux Chartreuse is one of the region's most recognisable architectural styles, admired for its balanced proportions, generous volumes and understated elegance. This fine example retains all of those defining characteristics while benefiting from carefully considered modern improvements. Beautifully restored by the current owners, it now combines historic charm with exceptional everyday comfort, achieving an outstanding B-rated energy performance—a remarkably rare achievement for a property of this age and scale.



Beyond the elegant façade, a welcoming central entrance hall introduces a series of beautifully proportioned reception rooms that perfectly reflect the harmony and balance for which Bordeaux Chartreuses are so admired. The drawing room, spacious salon and formal dining room are flooded with natural light and provide refined yet welcoming spaces for entertaining and relaxed family life.

The impressive 35 m² country kitchen forms the true heart of the home. Complete with its original stone fireplace, it offers generous space for cooking, informal dining and gathering with family and friends. Directly adjoining is a substantial 24 m² back kitchen and utility room, providing excellent practical space for food preparation, laundry, storage and everyday household organisation.

The principal bedroom enjoy...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46067NJD33

COMPLETE FILE AND PHOTO ON REQUEST

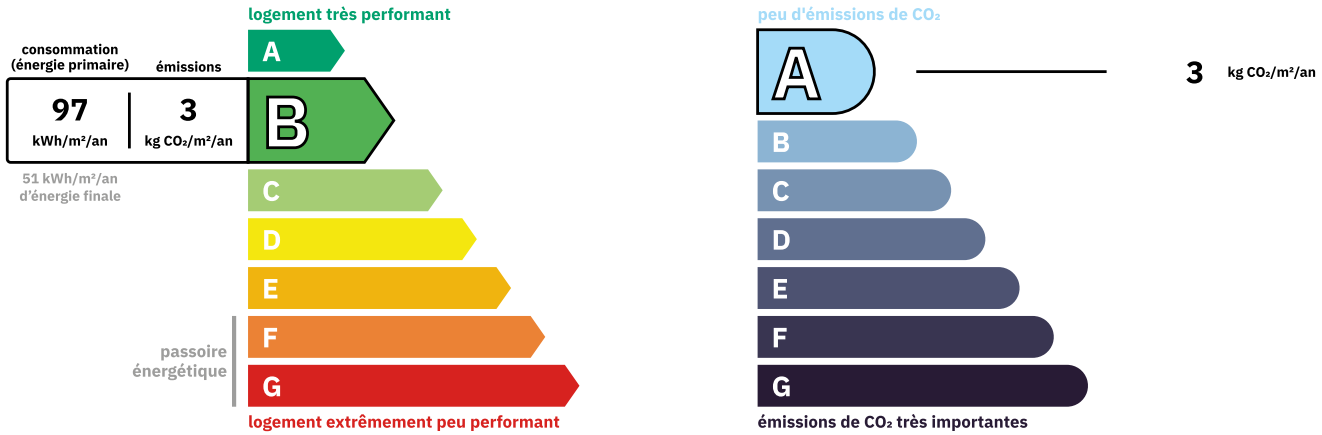
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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# ENERGIE-DPE




Property Efficient
Estimated annual energy costs
between 2670 € and 3670€ for 2023

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# CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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