



listing



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 980,604.04

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruch
Veröffentlicht:	17.03.2026

Beschreibung:

EXCLUSIVE TO BEAUX VILLAGES! In the heart of the beautiful Entre-Deux-Mers region, this superb 15th-century property offers an exceptional blend of historic charm, modern comfort, and an enviable French country lifestyle. Surrounded by vineyards and gently rolling countryside, it provides a sense of calm and privacy while remaining close to the vibrant life of nearby towns and amenities. The main house has been sensitively restored, retaining its original character while offering warm, inviting living spaces ideal for family life and entertaining. Throughout, the atmosphere is one of authenticity and comfort—thick stone walls, beautiful features, and a layout that flows naturally into the outdoor areas. Practical elements such as a wine cellar, utility spaces, and modern heating systems ensure the home suits year-round living. Adjoining the main residence is a substantial building, currently used as a chambre d'hotes (to continue the activity, the future owner will need to undertake their own administrative procedures). This is perfect for hosting guests or has the potential to run a gite business (subject to necessary permissions). With multiple en suite bedrooms and a large suite on the upper floor, it represents a significant opportunity for income generation—particularly valuable given the property's location in one of the region's most visited wine-producing areas. The grounds are designed for relaxed outdoor living: a swimming pool for long summer days, a pétanque court for leisurely afternoons, and an attached barn offering further potential. Mature vegetation and open views create a serene backdrop for gatherings, holidays, or simply enjoying the slower pace of life. The property is ideally situated near bustling local villages with cafés, shops, and weekly markets, as well as the renowned bastide towns of southwest France—full of character, events, and seasonal festivities. Crucially, it lies within easy reach of Saint-Émilion, one of the most iconic destinations in France. Its global reputation for wine, culture, and tourism makes this an outstanding asset for anyone considering guest accommodation, retreats, or a



lifestyle business: visitors come year-round, seeking exactly the charm and authenticity this estate embodies. With Bordeaux airport conveniently accessible in under an hour, the property combines tranquillity, opportunity, and excellent connectivity—an ideal choice for those dreaming of a life in one of France’s most desirable regions.

Allgemein

Schlafzimmer:	7
Badezimmer:	6
Fertige m ² :	493 m ²
Grundstücksgröße:	4264 m ²

Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website:	http://www.arkadia.com/MLSM-T11319/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Kontaktinformation

IMLIX ID:	bvi83124
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