



Stunning 4 Bed Townhouse For Sale In Monségur



Στοιχεία μεσίτη

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Όνομα εταιρείας:	Esales Property Limited
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Στοιχεία καταχώρησης

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Τοποθεσία

Χώρα:	France
Διεύθυνση:	Août
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Περιγραφή:	Stunning 4 Bed Townhouse For Sale In Monségur France

Esales Property ID: es5554823

Rue des Victimes du 3 Août 33580 Monségur, France

The Embodiment of Elegance: A Stunning Townhouse in Monségur

This exceptional property offers a rare opportunity to acquire an elegant, well-maintained four-bedroom townhouse in the desirable old town of Monségur, France. Listed at €325,000, this house masterfully blends classic charm with modern comforts and energy efficiency. Dating back to 1800 and built of solid stone—originally comprised of two terraced houses, one retaining an endearing old shop front—the home retains a rich historical character while being presented in good general condition with a well-maintained roof condition. It is perfectly situated in a central yet private village location, offering a tranquil retreat within walking distance of all necessary amenities. This comprehensive overview explores the property's generous dimensions, thoughtful layout, quality features, and prime location.



Grand Dimensions and Seamless Flow

The townhouse spans two main levels over a large, well-organized footprint, culminating in a usable attic and a substantial cellar. The entire residence is characterized by its bright, well-proportioned rooms that create an inviting and spacious atmosphere.

Ground Floor: The Heart of the Home

The ground floor, designed for communal living and entertaining, offers immense space:

- * Kitchen – Dining Room: Measuring a vast 50m², this area is the undisputed heart of the house. It is spacious enough to accommodate a substantial dining area alongside the kitchen, making it a perfect spot for everyday family life and large gatherings. Crucially, this room features large bay windows that open directly onto the charming rear garden, establishing a seamless and pleasant indoor-outdoor connection.
- * Reception Room: A formal 31m² reception space provides an excellent area for guests and relaxation.
- * Living Room: A second, welcoming 23m² Living Room also benefits from the direct garden access via large bay windows, enhancing the flow of the home and filling the space with natural light.
- * Entrance Hall: A large and welcoming entrance hall sets a gracious tone upon entry.
- * WC: A convenient 1m² separate toilet completes the ground floor amenities.

Cellar and Utility Spaces

Beneath the main floor lies a large and notably healthy cellar spanning 48m². This space is currently utilized for practical purposes, serving as storage, a dedicated workshop, and housing the essential modern infrastructure. This includes a recently installed heat pump (which provides the main hot water and heating), along with the hot water tank. This subterranean space is a valuable asset, keeping utilities organized and providing substantial, dry storage capacity.

Upper Floor: Private Quarters and Ample Storage

Access to the upper floor is via a central staircase that leads to a substantial 15m² Landing. This landing is a feature in itself, offering a wall of cupboards that provides crucial and ample storage—a highly desirable feature in any townhouse.

The upper level is dedicated to the private sleeping quarters and washrooms:

- * Bedrooms: The house offers four generously sized bedrooms: 20m², 18m², 17m², and 12m². These well-proportioned rooms offer comfort and privacy for a large family or for guests, allowing for flexibility in designating space for a home office or study.
- * Bathrooms: The floor features a main 8m² Bathroom and a separate 8m² Shower Room, providing excellent facilities and reducing morning congestion.
- * Corridor: A linking corridor ensures clear separation and organization of the spaces.

From the landing, there is accessible access to the Attic space. While currently not used by the owners,



the attic is already floored, presenting a massive opportunity for easy future development into additional bedrooms, a playroom, or a magnificent studio, significantly increasing the usable area of the home.

Modern Comforts and Historic Structure

The villa successfully marries its 1800s stone construction with critical modern updates to ensure efficient, comfortable living:

- * **Heating and Hot Water:** The primary heating and hot water source is a recently installed heat pump, offering highly energy-efficient operation. This system is augmented by two Jotul wood-burning stoves installed in the fireplaces, which provide supplemental warmth and a delightful ambiance.
- * **Energy Efficiency:** The property benefits from both single and double joinery, reflecting incremental upgrades over time.
- * **Utilities:** The drainage is handled by Mains Drainage, a major convenience for a property in an old town.
- * **Connectivity:** The area offers Broadband internet speeds, catering to modern communication and work-from-home needs.
- * **Property Tax:** The property tax is reasonable at 600 Euro.

The Private Garden and Prime Town Location

A true standout feature of this townhouse is its private, beautifully landscaped garden. Despite its central location in the old town, the property benefits from this charming outdoor space, which is made easily accessible through the bay windows in the kitchen and living room. The 100 m² of land, surrounded by high walls, creates an intimate and secluded haven. The garden is further enhanced by a small storage room for gardening equipment and a valuable double gate providing direct access to a rear lane—ideal for discreet entry or bringing in larger items. The property also features a courtyard and a balcony, adding to the outdoor enjoyment.

The location in a desirable residential area of Monségur's old town is a significant draw. The townhouse is perfectly positioned within walking distance of all town amenities, including shops, a supermarket, medical services, cafes, and a cinema. Just on the outskirts, residents have access to schools, a swimming pool, and other sports facilities, as well as charming opportunities for recreation with walks around the historic town walls and along the riverbanks. This combination of historic residence, modern efficiency, private outdoor space, and exceptional convenience makes this townhouse an extremely attractive proposition.

This elegant, centrally located, and well-equipped property is available for sale. Its generous space, charming garden, and modern utility updates make it an ideal family home or a perfect base for enjoying the rich lifestyle of the French village.

ABOUT THE AREA

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The commune of Monségur is a picturesque medieval bastide town located in the Gironde department of the Nouvelle-Aquitaine region in southwestern France. Nestled on a hill overlooking the Dropt river valley, the town occupies a strategic and scenic position in the famous Entre-deux-Mers region, situated between the larger Garonne and Dordogne rivers. Monségur was founded by charter in 1265 by Eleanor of Aquitaine (or Eleanor of Provence), wife of King Henry III of England, as a fortified new town—a bastide—intended to secure the Plantagenet authority in the area. The name itself, meaning 'hill of safety,' reflects this historical military purpose. Today, it retains its classic bastide structure with a central square surrounded by covered arcades, narrow, character-filled streets (known locally as 'ruets'), and remnants of its town walls.

Monségur's rich history is clearly visible in its architecture and town planning. The central Place de la Halle is the community's beating heart, featuring shops and residential buildings with galleries supported by arches on the ground floor. Its heritage includes the Gothic-style Notre-Dame church, dating from the 13th century, and a beautiful 19th-century market hall constructed of cast iron and glass that replaced the original stone structure. With a population of just over 1,500, Monségur maintains a lively cultural scene, most notably hosting the renowned '24 heures du Swing de Monségur,' a popular swing jazz festival that draws visitors from across France and beyond every July. This blend of preserved medieval charm and modern vitality makes it an attractive stop in the Bordeaux region.

Accessing Monségur by Air

For visitors traveling to the area, Monségur's location in the Gironde places it within reasonable proximity to several key airports, offering both domestic and international connections. The two most convenient options are Bergerac Dordogne Périgord Airport (EGC) and Bordeaux-Mérignac Airport (BOD). Bergerac is geographically the nearest airport, situated approximately 40 km away, making it a quick transfer for those using regional or smaller European airline routes.

However, many international travelers prefer Bordeaux-Mérignac Airport (BOD), located about 66 km from Monségur, as it is a major international gateway for the Nouvelle-Aquitaine region. Bordeaux offers a wider selection of direct flights from major cities across Europe and is often the more accessible option for connecting flights. While driving from Bordeaux takes about 1 hour and 17 minutes, public transport options involving a bus and train combination generally take around 2 hours and 30 minutes. Therefore, depending on the origin of the journey and personal preference, travelers can choose between the proximity of Bergerac or the broader connectivity of Bordeaux.

MAiN FEATURES:

- * 202m2 of living space
- * 100m2 plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking



- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	202 τ.μ
Μέγεθος αυλής:	100 τ.μ

Utility details

Heating:	Ναί
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Lease terms

Date Available:

Contact information

IMLIX ID: IX7.712.715

