



## listing



### Info Agente

|                 |  |
|-----------------|--|
| Nombre:         | ArKadia  |
| Nombre empresa: |  |
| País:           | Reino Unido  |
| Teléfono:       |  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 888,460.85 |

### Ubicación

|                          |                       |
|--------------------------|-----------------------|
| País:                    | Francia               |
| Estado/Región/Provincia: | Nouvelle-Aquitaine    |
| Ciudad:                  | Sauveterre-de-Guyenne |
| Publicado:               | 19/08/2025            |
| Descripción:             |                       |

Set in the heart of the picturesque Entre-deux-Mers region, surrounded by rolling vineyards in close proximity to Saint-Émilion and Bordeaux, this beautiful property offers an exceptional lifestyle and the perfect blend of space, comfort, and refined living. Ideal for a large family or those who love to entertain, this home offers generous and flexible accommodation finished to a high standard throughout. The impressive 70m<sup>2</sup> lounge and dining area, with cathedral ceiling, creates a stunning focal point for gatherings and connects to a beautifully equipped kitchen and a separate, cosy sitting room, ideal for relaxed evenings. A spacious gym offers additional versatility and could easily be adapted into a hobby room, studio, or additional living space. With six to seven bedrooms and six bathrooms, there is ample room for family and guests alike. The master bedroom suite feels luxurious with a 7m<sup>2</sup> en-suite and 29m<sup>2</sup> dressing room. A separate guest apartment with kitchen/lounge, en-suite bedroom with sunken bath and a large private terrace balcony, provides an ideal retreat for visitors, extended family or possible revenue potential. Outside, the established garden has been thoughtfully designed for both relaxation and entertaining. A 12m x 6m swimming pool with a charming pool house is complemented by a pizza oven, BBQ, and a boules area, creating a perfect setting for enjoying the long summer days. If you are looking for a house where you want to really feel at home - this is it. Price including agency fees : 763 200 € Price excluding agency fees : 720 000 € Buyer commission, tax included: 6%

### Común

|                            |                    |
|----------------------------|--------------------|
| Dormitorios:               | 7                  |
| Baños:                     | 7                  |
| Pies cuadrados terminados: | 394 m <sup>2</sup> |



# IMLIX

IMLIX Mercado Inmobiliario

<https://www.imlix.com/es/>

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Tamaño del lote: 18249 m2

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/MLSM-T10384/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10384/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi81682

