



4-Bedroom Manor house, 1 outbuilding and large plot of land



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:	EUR 539,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Mirambeau
Código postal:	17150
Publicado:	07/03/2026

Descripción:

Exclusive to Sélection Habitat: Amidst the rolling vineyards of Cognac and Blaye, on a 1.5-hectare estate, lies an extraordinary property that harmoniously combines heritage, vision and quality of life. This 19th-century cognac farm was completely rebuilt from 2010 onwards with extraordinary care and a forward-looking vision. The result is a robust, elegant villa that is now more ahead of its time than ever. With a geothermal heat pump, underfloor heating, excellent insulation, high-efficiency glass, integrated ventilation and a 24,000-litre rainwater reservoir, this property has an exceptionally low ecological footprint. Inside, you will find 250 m² of generous volumes, with four spacious bedrooms each with its own bathroom an office, a kitchen with oak cabinets and a majestic living room opening onto a south-facing terrace with panoramic views of the Gironde estuary, where sky and water meet. There is also a wine cellar, a renovated bread oven and a garage, and to complete the picture, a second driveway leading through an orchard to a large open barn. Located just 7 km from Mirambeau, 50 minutes from the Atlantic coast and 1 hour from Bordeaux. A rare domain. A visionary investment. A unique opportunity.

Común

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	250 m ²
Tamaño del lote:	15231 m ²



Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Coal

Energy efficiency

Energy Use (kWh/m²/year): 110

Building details

Number of Garages: 1
Número de plantas: 2

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/TXNV-T29349/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: C9DF8633A74544C2

