



Stunning Stone House With Loft Apartment For Sale In Guitres France



Info Agente

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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 499,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Guitres
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Descripción:

Stunning Stone House With Loft Apartment For Sale In Guitres France

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Guitres

Gironde

Nouvelle-Aquitaine

France

Stunning Stone House for Sale in Guitres, France

An extraordinary opportunity awaits in the heart of southwestern France. Nestled along the peaceful banks of the Isle River (L'Isle) in the historic, picture-perfect village of Guitres, this renovated 19th-



century stone estate seamlessly combines timeless French charm with extensive modern upgrades. Offered at a reduced price of €499,000, this exceptional property represents a rare find in the Gironde region—ideal as a luxurious family home, a tranquil retreat, or a turnkey opportunity for dual-living or boutique hosting. The sellers are motivated to complete a swift transaction, making this a timely acquisition for a buyer seeking exceptional value in an iconic location.

A Prime Location in Historic Wine Country

Guitres is a vibrant village steeped in history, best known for its grand 11th-century Romanesque abbey and its relaxed, riverside atmosphere. Situated in the celebrated Libournais region, the property benefits from world-class surroundings while maintaining a peaceful, rural sense of retreat.

* **Nearby Destinations:** You are just minutes from the historic town of Libourne, a short drive from the famous medieval vineyards of Saint-Émilion, and less than an hour from the bustling cultural center of Bordeaux.

* **Accessibility:** Excellent road connections make travel seamless, and the property is convenient to Bordeaux-Mérignac Airport for international connections.

Whether enjoying morning coffee listening to the gentle flow of the river or entertaining guests with world-renowned local wines, the property offers an inspiring backdrop that captures the very best of southwest French living.

Meticulous Renovations & Classic Character

Originally constructed in the 1800s, the residence has undergone comprehensive updates to deliver total comfort without sacrificing its original architectural soul. Exposed original stone walls, high ceilings, and rich textures are complemented throughout by brand-new floors featuring a tasteful blend of classic tile and warm hardwoods.

Key Modern Infrastructure & Updates:

* **New Roof:** Completely replaced to ensure peace of mind for decades to come.

* **Energy Efficiency:** Brand-new insulated windows and exterior doors throughout the entire home.

* **Climate Control:** Modern HVAC units installed in every bedroom for precise, year-round heating and cooling.

* **Separate Laundry & Storage:** A dedicated laundry room equipped with a Whirlpool washer and Bosch dryer, alongside convenient external storage space.

Spacious Layout & Elegant Living Spaces

The interior of the main house is centered around a grand granite winding staircase that connects three beautifully appointed levels. Every corner of the home reflects thoughtful design and spacious proportions.

Main Living Areas & Gourmet Kitchen



The ground floor features light-filled living and dining areas designed for both relaxed daily life and formal entertaining. The heart of the home includes a dining room complete with a six-person dining set, flowing into a fully equipped kitchen featuring a gas cooktop, electric oven, microwave, dishwasher, and modern refrigeration.

Upper Levels & Private Suites

The home offers flexible accommodation with three large bedrooms, an office, and four full bathrooms across the main levels:

- * The Master Suite: A grand sanctuary featuring an ensuite bathroom and a private spiral staircase leading directly up to an adjoining office space or extra room—perfect for a quiet work-from-home setup or reading nook.
- * Second Ensuite Bedroom: Located on the third level opposite the office space, complete with extensive wall-to-wall closet storage.
- * Additional Bedroom & Bath: Positioned on the second floor across from the master suite, this spacious bedroom features striking original stone walls and easy access to another full bathroom.
- * Open Porch Balcony: Step outside onto the covered balcony overlooking the private, lush garden—an ideal setting for morning tea, evening wine, or simply soaking in the tranquil surroundings.

Independent Artist Loft Apartment

Adding immense versatility to the estate is a self-contained Artist Loft Apartment. Complete with its own private entrance accessible directly from the garden, this flexible space provides total privacy for extended family, visiting guests, or potential rental income. The loft features generous natural light, a private ensuite layout, and an inspiring atmosphere tailored for creative work, guest hosting, or independent living.

Summary of Features & Pricing

Property Detail Overview

Property Type Historic 19th-Century Renovated Stone House

Location Guitres, Gironde, Nouvelle-Aquitaine, France

Asking Price €499,000 (Price Reduced for Immediate Sale)

Bedrooms & Baths 4 Bedrooms, 4 Full Bathrooms, plus Office & Artist Loft

Special Features Private Garden, Balcony, River Views, Spiral & Granite Staircases

Heating / Cooling Multi-Zone HVAC in Bedrooms, Fully Insulated

This unique stone home offers a rare blend of historical narrative, modern luxury, and exceptional location. With the price reduced to €499,000 for an immediate sale, interested buyers are encouraged to arrange a private viewing promptly to experience this special Gironde property in person.

ABOUT THE AREA



Guitres is a charming commune located in southwestern France within the Gironde department of the Nouvelle-Aquitaine region. Nestled along the banks of the Isle River, this tranquil town sits roughly 15 kilometers north of Libourne and about 50 kilometers northeast of Bordeaux. It offers a relaxed, rural atmosphere surrounded by rolling hills, lush forests, and the famed winemaking countryside of the Libournais region.

The town boasts a rich medieval history centered around its most prominent landmark, the Abbey Church of Notre-Dame (Abbatiale Notre-Dame de Guitres). Dating back to the 11th and 12th centuries, this impressive Benedictine abbey is recognized as one of the largest Romanesque religious structures in the Gironde department. Featuring remarkable timber roof framing resembling an inverted ship's hull and exceptional acoustics, the abbey continues to serve as a focal point for history enthusiasts and classical organ concerts.

Visitors to Guitres can enjoy a variety of outdoor activities and heritage attractions that capture classic French village charm. One of the town's highlight experiences is the Train Touristique Guitres-Marcenais, a vintage steam train line that carries passengers through the scenic countryside and double-track forest routes. Additionally, the Isle River provides popular opportunities for canoeing, kayaking, fishing, and riverside strolls, while the world-renowned vineyards of Saint-Émilion are just a short drive to the south.

Getting to Guitres is straightforward via the A89 highway (La Transeuropeenne), which links the region to Bordeaux and eastern France. The nearest major airport is Bordeaux-Mérignac Airport (BOD), located approximately 60 kilometers (37 miles) southwest of the town, typically requiring a 45- to 50-minute drive by car. For travelers looking for regional low-cost flight alternatives, Bergerac Dordogne Périgord Airport (EGC) is also accessible about 70 kilometers to the east.

MAiN FEATURES:

- * 200m2 of living space
- * 500m2 plot
- * 4 Bedrooms
- * 4 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

Contact us today to buy or sell property in Gironde department France fast online
Tenanted: Sí

Común
Dormitorios: 4



Baños:	4
Pies cuadrados terminados:	200 m2
Tamaño del lote:	500 m2

Utility details

Heating:	Sí
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.768.151
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