



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 320,715.21

### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Montguyon  
Soumis: 26/08/2025

### Description:

Situated in the heart of Montguyon, just minutes on foot to great local amenities and just 45 minutes to Bordeaux, with its international airport, this deceptively spacious house offers a great opportunity for a lock up and leave or as a contemporary home. In a prime position, close to Montguyon's historic Chateau, the inviting raised terrace is the perfect place to relax, enjoying 'front row seats' for the fabulous firework displays that take place during festival times. There is a good amount of outdoor space for a property in such a location, which includes a swimming pool, a tarmaced driveway and parking area and a grassed area with various fruit trees. The house, with a good energy rating, has a large, open-plan, living-dining space, which looks out onto the terrace and gives access to it via sliding patio doors, as well as glazed double doors from the kitchen area, making it a wonderful place for entertaining and enjoying alfresco dining. Just off the modern kitchen there is a very practical utility room which gives access to the basement level. The living space benefits from an open fireplace, a reversible air-conditioning system and there is also electric underfloor heating which covers the whole of the main living accommodation. Three good sized bedrooms, one with en suite shower room, a family bathroom and a separate WC complete the living main living space. There is also a large inbuilt cloak cupboard in the entrance hall. On the basement level you will find a generous 72m<sup>2</sup> double doored garage (which also houses the water softener for the property), a storage room, a wine cellar/pantry as well as a small apartment, with separate access to the side of the property. The self-contained apartment has a living-dining room with a kitchenette, a double bedroom and a shower room (possible gite - subject to necessary permissions).

### Commun

Chambres: 4



Salle de bains: 3  
Pied carré fini: 151 m<sup>2</sup>  
Dimensions du lot: 1895 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T9366/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9366/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi79961

