



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 795,000

#### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Libourne  
Pubblicato: 24/10/2024  
Descrizione:

This fabulous Manor House sits in the middle of its own grounds approached through an electric gate and enjoying a very secluded location yet only 10 minutes to all the amenities. The property is double glazed with central heating via a heat pump system. The swimming pool is 11 X 4.5 metres and is solar heated. The main house incorporates an entrance hall, an open plan living and dining room with an impressive central feature fireplace which also supplies heat to the first floor bedrooms and bathroom via a vent system, 2 bedrooms. There is a spiral staircase to a mezzanine. The modern kitchen/breakfast room is fully fitted with an adjacent laundry room, wine cellar and utility room. There is an inner hall which provides a communicating door to the guest annex. The first floor comprises of a principle bedroom with en-suite bathroom, dressing room and gym, there are 3 further bedrooms and a shower room. The guest annex has a separate outside entrance and incorporates a double bedroom with a shower room, a spacious living/dining room with an open fireplace which also provides heating to the bedroom and hall via a venting system and the kitchen has a modern range of units. Outside there is an impressive covered terrace, car parking under cover and several outbuildings. A lovely pool completes this property. This is a unique property located in a lovely setting and only approximately 45km away from Bordeaux! Price including agency fees : 795 000 € Price excluding agency fees : 757 143 € Buyer commission included: 5 %

#### Comune

Camere da letto: 7  
Bagni: 3  
Finito piedi quadrati: 318 mq



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Dimensione del lotto: 36658 mq

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/MLSM-T4598/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T4598/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi67637

