



## 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: USD 787,367.36

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Libourne  
Pubblicato: 03/10/2025  
Descrizione:

Just outside Libourne, nestled in the heart of a lush, tree-filled park, lies this superb manor house that combines tranquillity, character, and modern comfort. Its location is both private and practical, only ten minutes from all amenities. The main residence opens onto an inviting entrance hall that leads to a spacious, light-filled living room. At its heart stands a majestic central fireplace, a true statement piece, ingeniously designed to distribute warmth to the upstairs bedrooms and bathroom via a ventilation system. Two bedrooms are also present on this level, along with an elegant spiral staircase rising to a mezzanine. The contemporary eat-in kitchen, fully equipped, provides the perfect setting for convivial meals. A laundry room, utility room, and wine cellar complete this floor of the main house. An interior hall with a communicating door connects to a guest annex, ideal for hosting friends and family with ease and independence. Upstairs, the principal suite impresses with its generous proportions, private bathroom, dressing room, and fitness area. Three additional bedrooms and a shower room with wc complete this floor. The annex, set on one level and also accessible via an independent entrance, includes a spacious living room with open fireplace, a fitted kitchen, a bedroom, and a shower room with wc. Here too, the ventilation system ensures even heat distribution, offering comfort throughout. Outdoors, the lifestyle is just as appealing: a vast covered terrace invites summer dining, while a series of outbuildings add charm and potential. A beautiful swimming pool completes the picture, promising unforgettable moments with family and friends. A rare opportunity, only 45 km from Bordeaux, where authenticity and quality of life meet in perfect harmony. Price including agency fees : 682.500 € Price excluding agency fees : 650.000 € Buyer commission included: 5 %

### Comune



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

