



## listing



## Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 556,354.82

## Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Sauveterre-de-Guyenne
Geplaatst:	14-06-2025
Omschrijving:	

Just an hour from Bordeaux, this Maison de Maître offers charm, space, and potential. Flooded with natural light, its multiple living areas create a warm and welcoming atmosphere. The large kitchen, with exposed wooden beams, combines character and practicality. At the back of the house, the ground floor features a bedroom, bathroom and WC - ideal for guests or single-level living. Upstairs, there are four spacious bedrooms, including a master suite with shower room. An adjoining former winery at the rear offers renovation opportunities, subject to the necessary planning approval. Outside, the expansive grounds with mature trees and a small vineyard create a peaceful retreat. The property also benefits from a wind turbine, providing electricity for self-consumption. This elegant home blends history and comfort, and is nature—perfect for those seeking a refined countryside lifestyle near Bordeaux. Price including agency fees : 477 750 € Price excluding agency fees : 455 000 € Buyer commission, tax included: 5%

## Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	242 m <sup>2</sup>
Lot Afmeting:	6983 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T9177/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9177/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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