



451 square meter house in the town center of Bazas, 60 kilometers from Bordeaux, dating from 1626, with courtyard garden and panoramic view. For lovers of French Heritage.



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 1,356,965.97

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Bazas
Postcode:	33430
Geplaatst:	17-07-2025
Omschrijving:	

Magnificent historic house which had a first renovation in 1626, and a second renovation by Pierre Bourriot in the 1760s, is located in Bazas 60 kilometers south-east of Bordeaux between the Landes forest and the Graves vineyards. The town of Bazas is known for its rich historical heritage, its village square which is 50 meters from the house, of approximately 1 hectare where you will find all the local shops, the traditional Saturday market, as well as local festivities. This historic house on 3 levels, for a total of approximately 486 m², opens onto a vast interior courtyard you will find a large lean-to which can be used as a garage or workshop, with a surface area of 53 m² on the ground and 46 m² on the 1st floor. You have a 168 meter vegetable garden at the bottom of the rampart. Still in this courtyard you can access the cellars by a stone staircase, the first step of which still has the two rings that were used to lower the barrels, we have a first cellar of 15 m² and the second of 48 m², with a ceiling of 3.80 high because at the time the wine was stored with prohibition of selling it abroad. In the second cellar you have the period furniture which allowed to store the bottles of wine. We access the house by a small entrance of 5 m² then the second entrance of 38 m². The entrance serves a kitchen of 19 m² with its pantry with its period door, the corridor at the back leads us into an interior courtyard. On the other side of the kitchen, there is a magnificent 32m² living room with its fireplace and its trumeau richly decorated with wooden sculptures with a hanging in the middle, and a 36m² living room with the walls entirely covered in woodwork with its black marble fireplace and its trumeau decorated with wood and mirror. On the first floor we arrive on the landing lit by the skylight with its four large double doors which serve a first office of 13m² and the



second office of 34m² lit by two large windows, with its fireplace and its splendid trumeau, to read the history of this historic house. Opposite we find the two large bedrooms, one of 34m² decorated with splendid wall hangings and woodwork with a fireplace and its trumeau, the top of the doors is decorated with a hanging. The second bedroom of 37m² with woodwork, the fireplace and its trumeau, the two bedrooms facing south with the view of the valley of the brèche without any vis-à-vis. On the 2nd floor a corridor leads to two bedrooms of 25, and 37m² and the other corridor leads to three rooms including a bedroom of 12m² and the other two that you can arrange as you wish. The town of Bazas which has 4,800 inhabitants is a town in the department of Gironde, it is accessible by the A 65 motorway which is 3 minutes away and the train station is in Langon or 16 kilometers.

Gebouwd: 1600

Algemeen

Slaapkamers: 6
Badkamers: 2
Afgewerkte vierkante meter: 486 m²
Lot Afmeting: 500 m²

Room details

Total rooms: 8

Utility details

Heating Fuel: Oil

Energy efficiency

Energy Use (kWh/m²/year): 238

Building details

Parking: Ja
Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/TXNV-T22818/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 61EA337AAA154F5E



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