



## 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 1,029,634.25

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Monestier
Geplaatst:	26-08-2025

### Omschrijving:

This individual house of 210m<sup>2</sup>, is one of the most attractive on the Chateau des Vigiers Golf Estate. It was designed by a local architect in Perigordine style and was completed in 2007 for the current owners. The house nestles in a plum orchard and faces SSW, overlooking the 4th fairway of Les Vignes golf course. The open plan ground floor area is made up of a large vaulted double height sitting area, with a wood burning stove, kitchen and dining area. The house has underfloor electric heating throughout. Also on the ground floor are 2 en-suite bedrooms. On the first floor is the en suite master bedroom with two balconies, air conditioning and a mezzanine study/4th bedroom. There is air source heating for the pool and hot water. Outside the kitchen is an east facing terrace, and a very large south west facing terrace surrounding the 12 x 5 metre heated pool which is fitted with an electric pool cover. There is an outside shaded garden area, with seating adjoining the pool house. The orchard garden is equipped with a grass mowing robot. Chateau des Vigiers Estate facilities are just 400 metres away. These include a 27-hole golf course and health spa, outdoor and indoor swimming pools, tennis courts, Michelin star restaurant "Les Fresques" and newly refurbished Bistrot restaurant. Much of the bespoke light oak furniture, contents of the house and other equipment are available by separate negotiation making it a convenient stylish second home, ready for occupancy. Price including agency fees : 892.500 € Price excluding agency fees : 850.000€ Buyer commission included: 5 %

### Algemeen

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	210 m <sup>2</sup>
Lot Afmeting:	2719 m <sup>2</sup>



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T9578/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9578/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi69187

