



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 413,814.91

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Montguyon
 Posted: Aug 26, 2025

Description:

In a small hamlet, on the outskirts of a thriving town with good amenities and schools, Beaux Villages is pleased to offer you this spacious bungalow which is just 45 minutes from Bordeaux and only 5 minutes from a lac de loisirs with man-made beach. This beautifully finished and deceptively large property is set in the calm of the countryside with over 2000m² of land. The large living/dining area, with semi-open, well-equipped kitchen, looks out onto the garden through large patio doors, which open onto an expansive wooden terrace. There is a hot tub, perfect for use in the summer but also on those early autumn days or late spring. Light and airy, the living space offers the perfect place to relax with family and friends and, with its pellet stove, offers a cosy retreat in the winter. There is a comfortable master suite, which benefits from an adjoining dressing room and a separate shower room. With 4 further bedrooms, a large family bathroom (with twin basins, bath and shower), a WC, a well proportioned laundry room and separate utility room there is ample space for a large family or to accommodate extended family or guests. One of the bedrooms has previously used as a sports room so there is plenty of scope for these rooms to be used in different ways, for example an art studio, music room or library, if you don't have the need of 5 bedrooms. In addition, there is also a good sized office space which has separate access from the front of the property (as well as internal access from the main house) and is connected to the significant garage/workshop space, perfect for working from home. The office space could also be changed into a 6th bedroom if needed and, with the size of the garage, it would also be possible to convert some of the space into an annexe if desired (subject to necessary permissions). Double glazed throughout, the property boasts a water softener, a VMC, alarm, CCTV and electric gate, as well as wired internet access in the bedrooms. There is also plenty of room for a swimming pool (subject to necessary permissions) with water and electricity already readily available for such an installation. With its



location, size and condition this property needs to be seen to be fully appreciated. Contact us today for further information or to book a viewing.

Common

| | |
|-------------------|-----------|
| Bedrooms: | 5 |
| Bathrooms: | 2 |
| Finished sq. ft.: | 183 sq m |
| Lot Size: | 2142 sq m |

Building details

| | |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

Lease terms

Date Available:

Additional information

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| Website URL: | http://www.arkadia.com/MLSM-T7092/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM |
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Contact information

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| IMLIX ID: | bvi74041 |
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