



## 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 365,638.41

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Saint-Estephe  
Posted: Oct 01, 2025

### Description:

2 minutes' walk from a popular leisure lake with its beach, swimming and restaurants. Come and discover this house, built in 1999, with its enclosed garden and swimming pool. There's plenty of space for entertaining, as in addition to the open plan kitchen/living room, the house has a conservatory and covered terrace overlooking the pool, an office (which could also be a bedroom), laundry room and a utility room. To give everyone their own space, the house has 2 en suite bedrooms and a further bedroom on the first floor with a mezzanine room. An apartment is attached and can offer further accommodation for the house, or as an independent studio to let out (subject to permissions). The ground floor is an open plan kitchen/living/dining room with patio doors, and upstairs there is a bedroom and a bathroom. Whatever your plans, the house has a lot to offer. Price including agency fees : 316 940 € Price excluding agency fees : 299 000 € Buyer commission, tax included: 7%

### Common

Bedrooms: 5  
Bathrooms: 3  
Finished sq. ft.: 205 sq m  
Lot Size: 2824 sq m

### Building details

Outdoor Amenities: Pool

### Lease terms



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Date Available:

**Additional information**

Website URL:

[http://www.arkadia.com/MLSM-T8124/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8124/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

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