



## 4-Bedroom Manor house, 1 outbuilding and large plot of land



### 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 632,510.08

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Mirambeau  
ZIP code: 17150  
Posted: Mar 07, 2026

### Description:

Exclusive to Sélection Habitat: Amidst the rolling vineyards of Cognac and Blaye, on a 1.5-hectare estate, lies an extraordinary property that harmoniously combines heritage, vision and quality of life. This 19th-century cognac farm was completely rebuilt from 2010 onwards with extraordinary care and a forward-looking vision. The result is a robust, elegant villa that is now more ahead of its time than ever. With a geothermal heat pump, underfloor heating, excellent insulation, high-efficiency glass, integrated ventilation and a 24,000-litre rainwater reservoir, this property has an exceptionally low ecological footprint. Inside, you will find 250 m<sup>2</sup> of generous volumes, with four spacious bedrooms each with its own bathroom an office, a kitchen with oak cabinets and a majestic living room opening onto a south-facing terrace with panoramic views of the Gironde estuary, where sky and water meet. There is also a wine cellar, a renovated bread oven and a garage, and to complete the picture, a second driveway leading through an orchard to a large open barn. Located just 7 km from Mirambeau, 50 minutes from the Atlantic coast and 1 hour from Bordeaux. A rare domain. A visionary investment. A unique opportunity.

### Common

Bedrooms: 4  
Bathrooms: 1  
Finished sq. ft.: 250 sq m  
Lot Size: 15231 sq m



## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 110

## Building details

Number of Garages: 1  
Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T29349/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29349/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: C9DF8633A74544C2

