



## An absolutely stunning spacious grand home with 1.2 hectares of land

### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 538,150.28

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Mirambeau
Posta kodu:	17150
Yayınlandı:	09.03.2026

### Açıklama:

This grand detached character country home is absolutely stunning with its far-reaching views over the large mature garden and then beyond over the countryside/vineyards. The property has immense character throughout and also has some fantastic outbuildings, with good roofs, which would also (with planning permission) make superb guest houses/gites. All of the main rooms and bedrooms enjoy the views over the garden/landscape and are all very light and beautifully proportioned. The main house is comprised of an entrance hall, with exposed stone walls, leads off to the right to a spacious formal sitting room with a very ornate fireplace and a very tasteful tiles floor. Beyond that sitting room is an enormous entertaining space, again with great views over the garden, which is being currently used a games room. To the left of the entrance hallway is a large lounge with another beautiful fireplace (with a log burner) and tiled floors. In addition, on the ground floor is a large family fitted kitchen/diner, which like the rest of the property is steeped in character with its large stone fireplace and exposed stone walls. To the far end of the ground floor is a very light/airy bedroom suite with a well-presented large ensuite shower room/wc. To the rear of the kitchen there is a larder/pantry and a large utility/boiler room with plenty of space for storage, fridges, freezers, etc. Across the rear of the property is a large barn/storeroom of approx. 90m<sup>2</sup> which could potentially be changed into further habitable space if required. On the first floor there is the beautiful staircase leads into an office area with a large door leading out to a Juliet balcony with stunning views where you can also see through a carved stone heart shape set at the top of the window. To the left is a large double bedroom overlooking the garden and to the right is a hallway leading to another double bedroom, a galleried landing overlooking the kitchen and beyond that the landing leads to a family shower room/wc and the fourth large double bedroom. Outside there is gated



access leading to sweeping/circular driveway offering plenty of space for parking and there is also the option for internal parking. To the left-hand end of house is a large outbuilding with three entrances and the roof is in good order and beyond that is a stone barn and all of these buildings offer great versatility and scope to create (if required) guest houses/gites. One of the key attributes to this property is it comes with 1.2 hectares of attached land with stunning gardens/park which has numerous different zones and the panoramique views of the countryside and vineyards. The property benefits from being double glazed with quality wood windows and having a recently installed/conforming septic system Whilst the property is set in a quiet hamlet it is only 5km km from the very pretty town of Mirambeau and approx. 45 minutes to the coastal city of Royan and 1hr from the city of Bordeaux. The market town of Mirambeau where you can enjoy a dynamic mix of commerce, services, and rural charm, is also ideal for travellers interested in exploring Cognac vineyards, estuarine landscapes, and the Atlantic coast. Opportunities abound for hiking, cycling, kayaking, fishing, and enjoying regional gastronomy. Bordeaux airport within 50 minutes. Absolutely breathtaking property in a superb location

## Genel Bilgiler

Yatak odası:	4
Bitmiş metrekare:	301 m2
Arazi Büyüklüğü:	12189 m2

## Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	97
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/TXNV-T29427/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T29427/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	D82FDFCF0C13415E
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