

Magnificent 5-bedroom house with outbuildings, garage, swimming pool and 1.8 hectares of garden

EXCLUSIVE



INFORMATION

Town:	Saint-Christophe-de-Double
Department:	Gironde
Bed:	5
Bath:	4
Floor:	259 m2
Plot Size:	18182 m2

IN BRIEF

Located in Saint-Christophe-de-Double, this charming countryside property is set in just over one hectare of land and offers excellent potential for family living, holiday use or a gîte project.

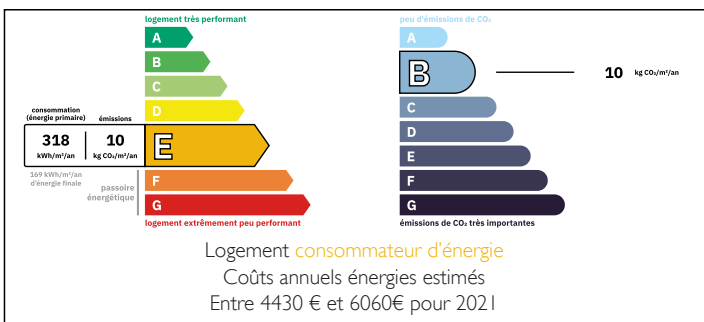
The main house provides generous accommodation with five bedrooms, three bathrooms, multiple reception areas, and a master suite on the ground floor.

A 10 x 5 m swimming pool, large barn, garage, and a second house to renovate further enhance the appeal.

A lake is situated just a few kms away, perfect for leisure and nature lovers. Conveniently positioned, the property is only 10 minutes from La Roche-Chalais, 15 minutes from Coutras (motorway and train station), 30 minutes from Saint-Émilion, and just over one hour from Bordeaux.

A rare opportunity combining space, character and development potential in a peaceful rural setting.

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Set in a tranquil rural environment close to Saint-Christophe-de-Double, this attractive property sits within over one hectare of grounds and benefits from open countryside views and proximity to a nearby lake.

The main house offers spacious and flexible accommodation. The ground floor comprises a kitchen and dining room with fireplace, a lounge opening onto a second dining area, a study, a shower room, and a generous master suite with bathroom including both bath and separate shower. The first floor provides four further bedrooms and two additional bathrooms, ideal for family living or guest accommodation.

Externally, the property includes a 10 m x 5 m swimming pool, a large barn, a garage, and a second house (250 m²) requiring complete renovation, offering strong potential for a gîte or rental project. A well is also present.

Additional features include a septic tank installed approximately 10 years ago, a roof in good condition following repairs four years ago, and a new roof on the house to renovate. Heating is provided by electric radiators and wood burners, with three hot water tanks, mosquito nets on all windows, Linky meter, and an alarm system.

Amenities are easily accessible in La Roche-Chalais (10 minutes), with further transport links in Coutras (15 minutes), Saint-Émilion (30 minutes), and Bordeaux just over an hour away.

Ground floor:

Bathroom - 9 m²

Kitchen with dining room - 30.7 m² plus 10 m² mezzanine

Living room - 30 m²

Dining room - 30 m²

Master bedroom - 20 m²

Bathroom - 16 m²

LOCAL TAXES

Taxe foncière: 1038 EUR

Taxe habitation: EUR

NOTES