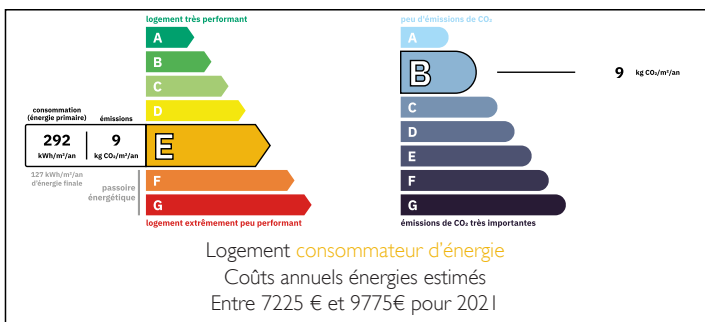


House in the Medoc 13 Rooms 474 m



ENERGY - DPE



INFORMATION

Town:	Blaignan-Prignac
Department:	Gironde
Bed:	9
Bath:	2
Floor:	474 m ²
Plot Size:	8216 m ²

IN BRIEF

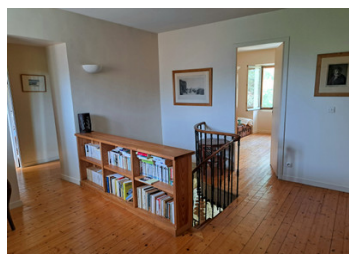
Discover an exquisite stone property in the heart of the Médoc vineyards, offering a luxurious and tranquil lifestyle. Located in the serene locality of La Pigotte, Blaignan-Prignac, this luminous house boasts extensive living space and beautiful outdoor areas, including a south-facing pool and a wine storehouse. With the potential for further expansion, this property is a rare gem in an idyllic setting.

Nestled in the heart of the Médoc vineyards, offering a serene and picturesque setting in La Pigotte, Blaignan-Prignac.

Expansive 474m² of living space, including 9 bedrooms, a grand living room, and a charming kitchen with a 30m² fireplace. Enjoy 8,216m² of wooded grounds featuring a south-facing 5x10m swimming pool and ample outdoor space. Includes a 120m² wine storehouse, a 7-space gravelled car park, and a 44m² converted mezzanine. Option to purchase three adjoining 50m² houses, each with their own outdoor...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Welcome to your dream home in the enchanting Médoc vineyards! This stunning stone property, situated in the peaceful locality of La Pigotte within the commune of Blaignan-Prignac, promises a perfect blend of luxury and tranquility. Just 7 km from Lesparre, 27 km from Montalivet-Plage, and a mere 5 km from the picturesque Gironde estuary, this location offers both convenience and a serene retreat.

As you step inside this luminous house, you'll be captivated by the expansive 474m² of living space. The property features 9 spacious bedrooms, including two separate from the main house, perfect for guests or extended family. The heart of the home is the charming kitchen, boasting a cozy 30m² fireplace, ideal for family gatherings and culinary adventures. Adjacent to the kitchen, the grand living room with a magnificent 70m² fireplace offers a warm and inviting space for relaxation and entertainment.

The house is designed for comfort and convenience with 5 well-appointed bathrooms and a delightful games room. The 44m² converted mezzanine adds a touch of character and additional living space, perfect for a home office or a cozy reading nook.

Step outside to discover your own private oasis. The expansive 8,216m² grounds are adorned with lush woodlands and a sparkling 5x10m south-facing swimming pool, perfect for soaking up the sun and enjoying outdoor activities. The large 120m² wine storehouse is a wine enthusiast's dream, offering ample storage for your collection and space for wine-tasting events. The 7-space gravelled car park ensures plenty of room...