

Elegant Maison de Maître with mature gardens and a pool – only 40 mins from Bordeaux



INFORMATION

Town:	Reignac
Department:	Gironde
Bed:	9
Bath:	4
Floor:	338 m ²
Plot Size:	8318 m ²

IN BRIEF

Experience the ultimate French country estate in the heart of the Gironde vineyard region. Set in a peaceful and private hamlet between Reignac and Etauliers, come and discover this magnificent manor property dating back to 1850, completely renovated with high-end materials and benefiting from an energy label A.

The property is arranged around a main house (4/5 bedrooms), two independent guest houses (2 bedrooms each), a vast mature garden of 8,318 m², a 10 × 5 m swimming pool with a large summer lounge, and numerous outbuildings (garage, barns, workshops).

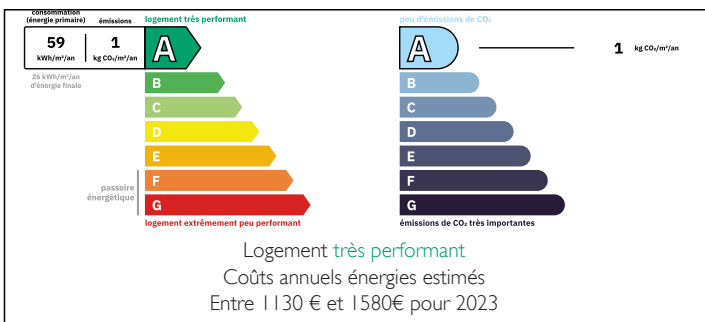
The property combines generous volumes, natural light and authentic character, making it perfectly suited as a comfortable family home or elegant second residence in France.

The ground floor features a large reception room

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.

ENERGY - DPE





DESCRIPTION

The outbuildings complete this estate and offer numerous possibilities for personal use: workshop, creative space or independent office.

The 2 fully furnished guest houses are ideal to welcome family and friends.

Built for modern efficiency with an Energy rating A, new heat pump (Sept 2024), under-floor heating, double-glazing, high-performance insulation and 45 photovoltaic panels generating 9 kW — everything has been designed to ensure modern living and pleasant comfort.

Just 4 minutes from amenities in Reignac & Etauliers, 10 minutes from Montendre, 20 minutes from the Unesco citadelle of Blaye and 40 minutes from Bordeaux.

This is a rare opportunity to acquire a property in one of the most desirable wine-regions of France. Contact me for more photos and floor plans

Below you will find more detailed information about the property.

TECHNICAL INFORMATION

Energy rating A

Brand new heat pump installed September 2024

Underfloor heating: kitchen, dining room, entrance and back kitchen.

Wooden double glazing

High performance insulation

Swimming pool: new liner 2023 and new pump 2023 - compliant safety curtain

Roofs redone between 2012 and 2024

Photovoltaic panels x 45 - 9Kw - Resale only

Mains drainage

Fiber available

Access to the property is via a private, tree-lined driveway with a closed garage and small outbuildings on your left.

LOCAL TAXES

Taxe foncière: 2029 EUR

Taxe habitation: EUR

NOTES