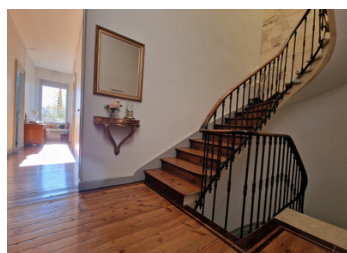
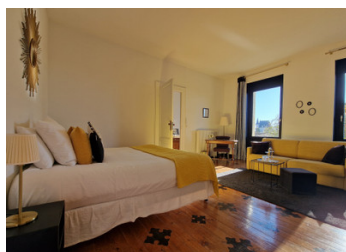


Tastefully renovated house plus independent gîte located next to prestigious Bordeaux wine chateaux



INFORMATION

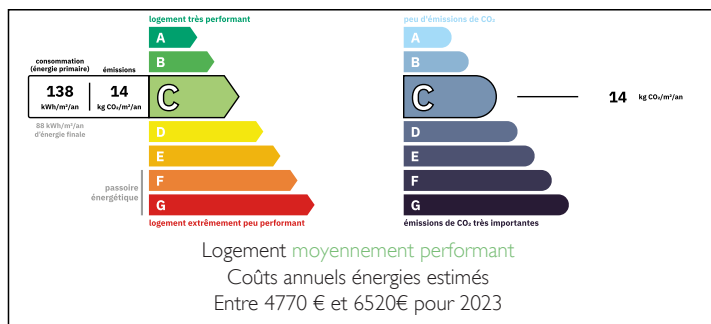
Town:	Pauillac
Department:	Gironde
Bed:	7
Bath:	7
Floor:	432 m2
Plot Size:	1856 m2



IN BRIEF

This extremely well presented house has 6 large en-suite bedrooms plus a beautifully renovated self-contained gîte. Located next to prestigious wine châteaux on the Médoc wine route, this property offers a turn-key tourist business complete with a catering kitchen and a 39m² reception room. The main stone house has 327m² of living space. The gîte with a separate entrance offers 105m² of additional living space. The South facing property sits on a 1800m² plot featuring a salt water swimming pool, multiple terraces, garage, 5 parking places and further outbuildings. This property is 50km North of Bordeaux airport and an easy drive to Atlantic beaches and lakes.

ENERGY - DPE



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 foncière: 2284 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A very well appointed stone property with 432m² of living space located next to famous wine châteaux on the Médoc wine route north of Bordeaux. The modularity of this property enables a turn-key tourist project with a gîte, or a B&B.

The main house offers 327m² of living space across 3 floors.

The ground floor has a central hallway with original cement tiles that opens to both the garden and road. The 33m² dining room overlooks the garden whilst the lounge measuring 21m² is road side. Both the dining room and lounge have insert fireplaces. On the other side of the corridor overlooking the garden is a character kitchen measuring 23m² with both dining and work spaces. Loft style windows are positioned between the kitchen and the corridor. A catering kitchen also on the ground floor with additional access via the workshop / garage measures 12m² and enables a catering business to be run from this property. A WC with a urinal as well as a utility room complete the ground floor of the main house.

The first floor has 95m² of living space reached by a stone staircase that has been lovingly restored. A central corridor with original wooden flooring leads to a reading nook with views onto the garden and vines. A large 29m² en-suite bedroom with baroque inspired floor decoration has wonderful views to the neighbouring château. The interior decoration denotes chic with a choice black, white and yellow colour scheme....