

5 bedroom, 3 bathroom charming farmhouse with outbuildings, swimming pool and pretty garden in peaceful area.



INFORMATION

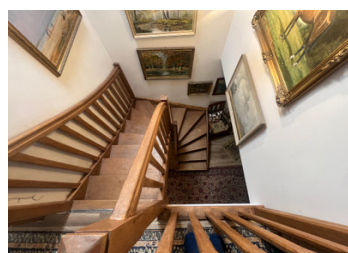
Town:	Saint-Avit-Saint-Nazaire
Department:	Gironde
Bed:	5
Bath:	3
Floor:	225 m2
Plot Size:	4063 m2

IN BRIEF

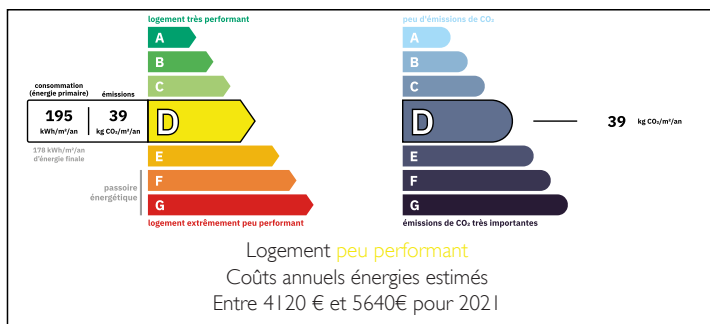
Set in a peaceful hamlet close to Bergerac, Sainte-Foy-la-Grande, Saint-Émilion and Bordeaux, this beautifully renovated 5-bedroom farmhouse combines character with generous, flexible living space. The centrepiece is a stunning barn conversion featuring a double-height lounge with exposed beams, mezzanine gallery, roof windows and wood-burning stove.

The original farmhouse offers a warm country kitchen with log burner, utility room, and three bedrooms, while the conversion provides two further bedrooms including an en-suite. Outside, enjoy a swimming pool with terrace and bar, a mature garden with countryside views, an attached barn ideal for a workshop or creative space, and a separate traditional tobacco barn.

Quiet yet convenient, this is a rare opportunity to enjoy authentic French country living with easy



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 habitation: EUR

NOTES

DESCRIPTION

Set in a peaceful hamlet within a village setting, with open agricultural land beyond the garden, this charming 5-bedroom, 3-bathroom farmhouse offers an exceptional blend of character, space, and modern comfort. The property enjoys a highly convenient location, approximately 25 minutes from Bergerac, under 10 minutes from the lively market town of Sainte-Foy-la-Grande, and within easy reach of Saint-Émilion and Bordeaux.

The accommodation centres around a superb recent barn conversion, now forming the heart of the home. The main reception room is truly impressive, featuring a double-height ceiling, striking exposed beams, and roof windows that flood the space with natural light. A mezzanine gallery, fitted with bookshelves and wooden balustrades, overlooks the room and creates a wonderful sense of volume while offering a quiet reading or study area. A wood-burning stove provides warmth and atmosphere, making this an inviting and versatile living space throughout the year.

The original farmhouse connects seamlessly to the barn conversion and retains all the charm one would expect. The spacious country kitchen is warm and welcoming, with exposed beams, traditional tiling, wooden worktops, a farmhouse sink, and a log burner. There is ample space for a dining table, and doors open directly onto the terrace, perfect for everyday living and entertaining. A good-sized utility room adjoins the kitchen, offering practical storage and laundry facilities.

The layout is ideal for family life or hosting guests. The barn conversion provides two generous double bedrooms, one with an en-suite shower room, along with a stylish...