

Winegrower's Home with Gîte, Pool & Outbuildings surrounded by vines near Sainte-Foy-la-Grande!



INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	890 m2

IN BRIEF

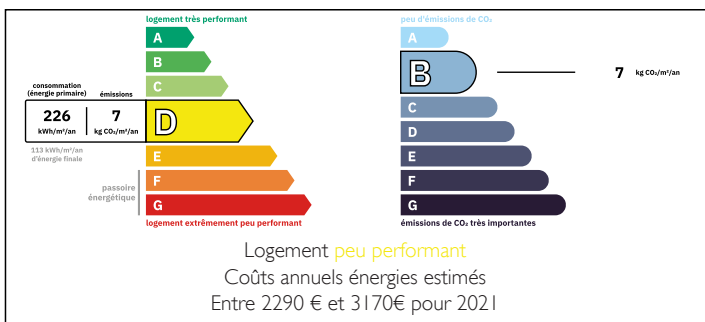
A beautifully restored former winegrower's stone farmhouse offering an exceptional lifestyle where character, comfort and flexibility come together effortlessly. The main house is warm and welcoming, with a fitted kitchen opening onto a dining room with a wood-burning stove, a cosy living room, and four inviting bedrooms — ideal for family life or relaxed entertaining.

An independent, fully furnished guesthouse adds wonderful versatility, perfect for hosting friends and family or generating attractive seasonal rental income.

Outside, the landscaped garden encourages a slower pace of life, featuring a saltwater swimming pool, pergola and shaded summer lounging areas — perfect for long, sun-filled days. A collection of charming outbuildings, including a large former tobacco barn, offers further potential for creative



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.



DESCRIPTION

A beautifully presented former winegrower's stone farmhouse, this charming property combines character, comfort and flexibility, offering an attractive lifestyle opportunity close to local amenities.

The main house, offering approximately 120 m² of living space, is arranged around generous and well-balanced rooms. It features a fitted and fully equipped kitchen which opens into a dining room with a wood-burning stove, creating a warm and convivial heart to the home, alongside a comfortable living room. There are four well-proportioned bedrooms, a family bathroom and a separate WC. The property has been carefully maintained and retains its authentic character throughout.

Complementing the principal residence is a self-contained independent guesthouse of approximately 50 m², arranged as a large open-plan, loft-style space. This includes a fitted kitchen, dining and lounge area, a defined sleeping zone, and a shower room. The layout also allows the potential to create an additional separate bedroom if desired. The guesthouse benefits from reversible air-conditioning/heating, ensuring year-round comfort. Fully furnished, this space is ideal for welcoming guests, extended family, or generating seasonal rental income.

Outside, the property offers a delightful setting with a saltwater in-ground swimming pool (9 x 4 m), complete with pergola, summer lounge, solar shower, alarm, robot cleaner, and both summer and winter covers. The pool liner was replaced in 2024. An adjacent pool house (that houses the technical equipment) and changing area further enhance the outdoor living experience.

A range of outbuildings adds significant value and versatility, including a wine cellar, cellar, pool house, storage...

LOCAL TAXES

Taxe foncière: 929 EUR

Taxe habitation: EUR

NOTES