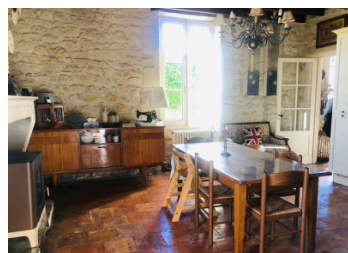
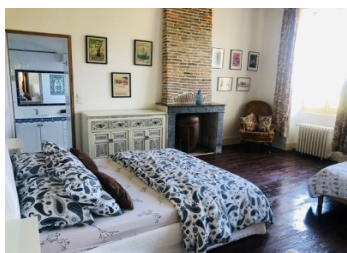
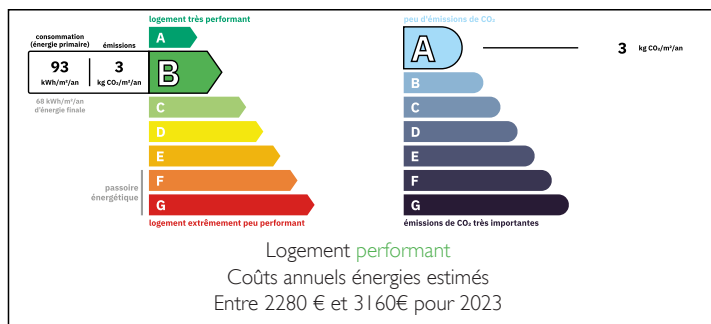


Exclusive - Property combining elegance and potential 7 rooms, 271 m Garden, 4400 m Outbuildings Guesthouse

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Germain-d'Esteuil
Department:	Gironde
Bed:	4
Bath:	4
Floor:	271 m <sup>2</sup>
Plot Size:	4451 m <sup>2</sup>

## IN BRIEF

Médoc - 19th-century property combining elegance and potential.

At the crossroads of vineyards and ocean beaches, this characterful 271 sq m (2,900 sq ft) residence invites you to write a new chapter in its history. Nestled in a 4,400 sq m (1.5 acre) wooded garden, it blends old-world charm with modern amenities for a unique lifestyle!

On the ground floor:

- A spacious entrance hall opening onto a country-style kitchen with a fireplace for a warm and inviting atmosphere.
- Two spacious living rooms, ideal for entertaining or relaxing.
- A quiet office for working from home.
- A WC with washbasin, laundry room, boiler room, and storage for everyday convenience.

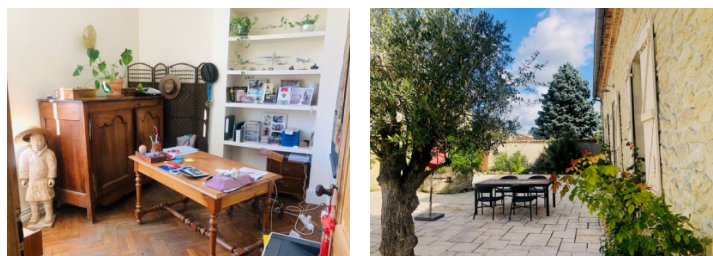
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

A property with great potential:

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 0033 (0)553 608 488 Fax: 0033 (0)553 566 257 Email: [leggett@leggett.com](mailto:leggett@leggett.com) Outbuildings 45 offering multiple possibilities (workshops, storage spaces, etc.)



## DESCRIPTION

Médoc – Exclusivity - Elegant 19th-Century Residence with Exceptional Potential

Ideally located between renowned vineyards and the Atlantic coastline, this character period home 271 sq m (approx. 2,900 sq ft) offers the opportunity to acquire a substantial property in a highly sought-after setting. Set within 4,400 sq m (around 1.5 acres) of mature, wooded grounds, the house combines original charm with modern-day comfort.

Ground Floor :

Spacious entrance hall leading to a country-style kitchen with fireplace.

Two generously proportioned reception rooms, well suited to both entertaining and family living.

Separate study/home office.

WC with washbasin, utility room, boiler room and additional storage areas.

First Floor :

Four bedrooms, each benefitting from its own private bathroom.

Large dressing room and ample storage throughout.

Outbuildings & Additional Features :

Several outbuildings offering scope for workshops, studios or further development.

Separate cottage currently undergoing renovation.

Swimming pool.

Large terrace ideal for outdoor dining and entertaining.

A rare opportunity to purchase a handsome period property with significant potential, set in an enviable location between vineyards and the sea.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1556 EUR

## NOTES