

Exceptional 6-Bedroom Countryside Home Bursting with Character with Pool and Stunning Views



INFORMATION

Town:	Monségur
Department:	Gironde
Bed:	6
Bath:	4
Floor:	352 m2
Plot Size:	6181 m2

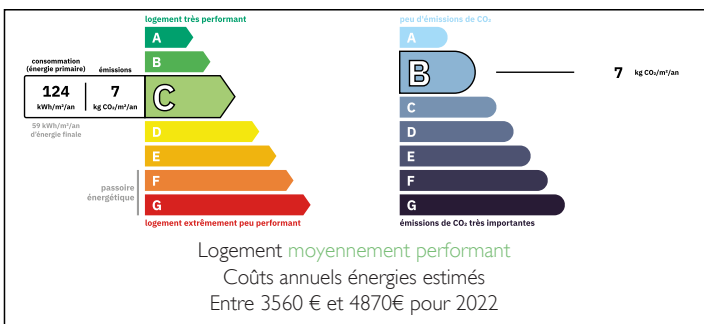


IN BRIEF

Located in a peaceful setting with stunning views across vineyards and countryside, this fully renovated impressive character property offers spacious accommodation, modern comfort, and beautiful outdoor living areas. The house is over two levels & combines traditional charm with high-quality renovation.

The property features a large, bright living room with French doors opening onto a spacious covered terrace, creating a wonderful space for indoor-outdoor living. There is a separate dining room, fully fitted kitchen, an office & a dedicated atelier/studio space, ideal for artists or working from home. The house offers 6 bedrooms, 4 bathrooms, along with ample storage throughout. A saltwater pool sits within a beautifully landscaped garden including a charming original stone outbuilding. Ideal as a family residence, countryside retreat, or business opportunity, this exceptional property offers privacy, space, and character, while remaining

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

Ground Floor

Entrance with closet (approx 29.5m²)

Lounge (approx 60m²)

- Access to terrace & garden

- Original stone sink & fireplace

Dining Room (29.3m²)

- Original stone sink & fireplace & access to garden

Kitchen (approx 17.9m²)

- Steam Induction Hob & Miele Oven & Dishwasher

Office (approx 35.3m²)

- French doors to garden, exposed stone & wooden beams

Pantry (approx 7.8m²)

Bedroom 1 (approx 18.6m²)

- Access to garden

Ensuite (approx 6.4m²)

- Bath, shower, wash hand basin & heated towel rail

WC with wash hand basin (approx 3.4m²)

Cloak / Boot Room (approx 15.9m²)

Workshop (approx 20m²)

- French doors to garden

Boiler / Storage Room (approx 34.5m²)

- Sink, shelving & boiler

First Floor

Landing (approx 8m²)

Bedroom 2 (approx 18.7m²)

Ensuite (approx 6.6m²)

- Shower, wash hand basin & shelving

Storage Room / Workshop (approx 30.7m²)

- Exposed stone, Wooden beams & Velux

Bedroom 3 (approx 19.3m²)

- Wooden beams & velux

Bedroom 4 (approx 19.4m²)

- Stone chimney & wooden beams

Bedroom 5 (approx 19.8m²)

Ensuite (approx 5.2m²)

- Double wash hand basin & walk-in shower

Bedroom 6 (approx 20m²)

- Stone chimney

Terrace with original well (approx 40m²)

Car Port (approx 61.5m²)

Stone Out-building (approx 7.2m²)

Pool 8 x 5 Saltwater

LOCAL TAXES

Taxe foncière: **1073 EUR**

Taxe habitation: **EUR**

NOTES