

Elegant Bordeaux Chartreuse with Guest House



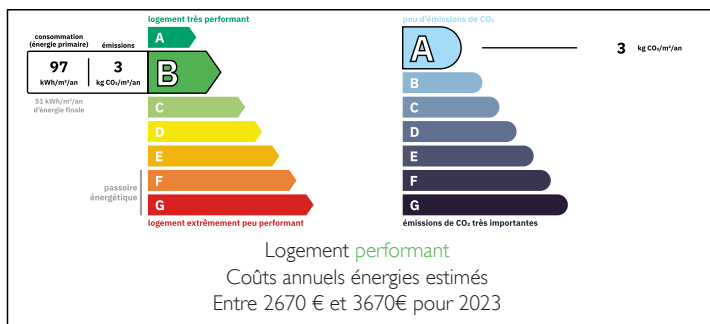
INFORMATION

Town:	Saint-Ciers-sur-Gironde
Department:	Gironde
Bed:	4
Bath:	4
Floor:	305 m2
Plot Size:	8000 m2

IN BRIEF

This elegant Bordeaux Chartreuse, dating from around 1740, is a fine example of one of south-west France's most distinctive period country houses. Beautifully restored and sympathetically modernised, it combines timeless architectural elegance with outstanding modern comfort, including a rare B-rated energy performance. Offering approximately 305 m² of accommodation within beautifully landscaped gardens of around 8,000 m², the estate includes a fully independent two-storey guest house and an exceptional collection of traditional stone outbuildings. A substantial basement with direct garden access and extensive attic spaces provide excellent additional storage and future potential. Within easy walking distance of shops, restaurants and everyday amenities, and just 45 minutes from Bordeaux International Airport, this is a distinguished family home, elegant second residence or boutique hospitality opportunity.

ENERGY - DPE



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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

This elegant Bordeaux Chartreuse, dating from around 1740, is a fine example of one of south-west France's most distinctive styles of period country house.

The Bordeaux Chartreuse is one of the region's most recognisable architectural styles, admired for its balanced proportions, generous volumes and understated elegance. This fine example retains all of those defining characteristics while benefiting from carefully considered modern improvements. Beautifully restored by the current owners, it now combines historic charm with exceptional everyday comfort, achieving an outstanding B-rated energy performance—a remarkably rare achievement for a property of this age and scale.

Beyond the elegant façade, a welcoming central entrance hall introduces a series of beautifully proportioned reception rooms that perfectly reflect the harmony and balance for which Bordeaux Chartreuses are so admired. The drawing room, spacious salon and formal dining room are flooded with natural light and provide refined yet welcoming spaces for entertaining and relaxed family life.

The impressive 35 m² country kitchen forms the true heart of the home. Complete with its original stone fireplace, it offers generous space for cooking, informal dining and gathering with family and friends. Directly adjoining is a substantial 24 m² back kitchen and utility room, providing excellent practical space for food preparation, laundry, storage and everyday household organisation.

The principal bedroom enjoys delightful views over the gardens and benefits from en-suite facilities. Two further generous double bedrooms share a spacious family bathroom, while the remaining accommodation provides excellent flexibility for home working, hobbies or additional guest accommodation.

NOTES