

Exceptional Country Estate with Two Homes, Pool & 3+ Hectares near Bordeaux

EXCLUSIVE

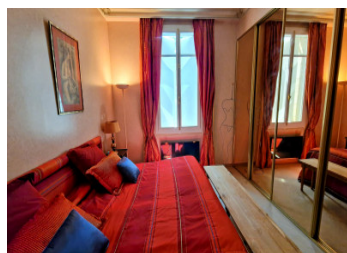
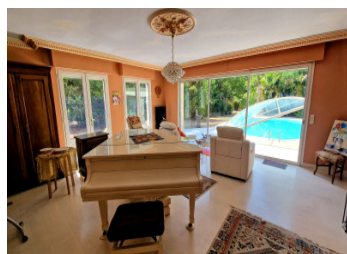


INFORMATION

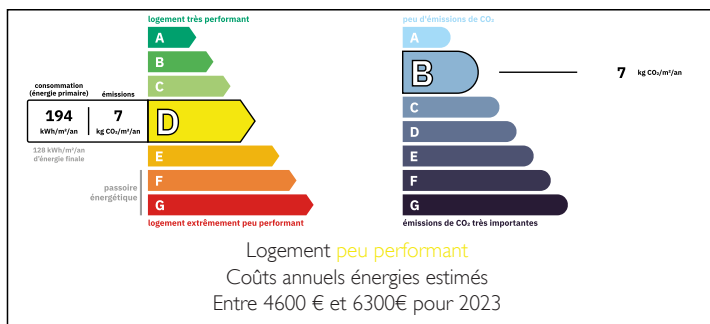
Town:	Coutras
Department:	Gironde
Bed:	5
Bath:	2
Floor:	370 m ²
Plot Size:	33153 m ²

IN BRIEF

Just 30 minutes from Bordeaux, this exceptional country estate extends over more than 3 hectares of parkland, woodland and pasture. The property comprises an elegant 370 m² stone manor house and a separate 143 m² former gardener's cottage, offering over 500 m² of living space in total. The main residence features spacious reception rooms, five bedrooms, a library, office, gym, heated swimming pool and numerous outbuildings. The independent second house includes substantial garages with exciting conversion potential (subject to permissions), making it ideal for guest accommodation, holiday lets or multi-generational living. Popular for fishing and horse riding, the area also benefits from existing equestrian facilities including a field shelter. A rare lifestyle property combining character, privacy, income potential and easy access to Bordeaux.



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.



NOTES

DESCRIPTION

Set in peaceful countryside just outside Coutras and approximately 30 minutes from Bordeaux, this remarkable estate enjoys over 3 hectares of beautifully balanced parkland, woodland and pasture while remaining within easy reach of shops, schools and transport links. The surrounding area is particularly appreciated for its fishing, equestrian activities and outdoor lifestyle.

The elegant main residence offers approximately 370 m² of accommodation. The ground floor comprises a magnificent 50 m² living room, a charming 26 m² fitted kitchen, a 38 m² library overlooking the gardens and swimming pool, a 23 m² office, two ground-floor bedrooms (approximately 18 m² and 14 m²), a bathroom, utility room and additional service rooms. Three fireplaces, including one with an insert, complement the low-temperature underfloor heating and recently installed solar panels. Extensive insulation completed during renovation contributes to year-round comfort.

Upstairs are three further bedrooms of approximately 25 m², 20 m² and 10 m², an 8 m² bathroom, a 47 m² gym/games room, storage rooms and a superb 41 m² roof terrace overlooking the grounds.

Outside, the heated swimming pool is accompanied by a covered terrace, summer kitchen, barbecue area and extensive garages and outbuildings.

The independent former gardener's cottage offers approximately 143 m² of living accommodation together with around 90 m² of garages and an additional 72 m² convertible upper level (subject to the necessary permissions). The generous ceiling height and existing space make it particularly suitable for creating guest accommodation, holiday rentals or bed and breakfast suites.

The estate also includes pasture...