

[Click to view MFH-SLK3303](#)

Charming Family Home and Gîte near Bordeaux

Château Margaux , Gironde , Nouvelle Aquitaine



€990,000

inc. of agency fees

8 Beds 2 Baths 480 sqm 2627 sqm

Charming a spacious family home with a gîte and landscaped grounds on the château route in the Médoc area, just 25 km from Bordeaux, in the Nouvelle-Aquitaine region in Southwest France.

At a Glance

Reference	MFH-SLK3303	Near to	Bordeaux	Price	€990,000
Bed	8	Bath	2	Hab.Space	480 sqm
Land	2627 sqm	Pool	Yes	Land Tax	€3003.00

Property Description

This stunning property, on the château route in the Médoc area and just 25 km from Bordeaux, is set on 2,600 sqm of landscaped grounds. This residence blends historic charm with modern comforts, offering a total area of 483 sqm, divided between a family home and a lovely gîte.

This property offers numerous possibilities. Whether you are looking for a rental investment with an already classified and profitable gîte, an exceptional living space for your family, or a venue for seminars or vacation rentals, this residence will meet all your expectations. The peaceful setting, spacious grounds, and high-end facilities make it a true haven.

The Accommodation

The Family House - Longere

- 3 adjoining lounges with wood-burning stove and fireplace
- 5 bedrooms (2 on the ground floor, 3 on the first floor)
- 1 bathroom with bathtub, shower, and double sinks
- 1 fitted kitchen renovated in 2022

The Gîte - Sold Furnished and Rated ***

- 3 bedrooms (2 attic bedrooms inside the main gîte and 1 in the independent extension)
- 1 open kitchen-dining area
- 1 conservatory lounge with fireplace
- 2 bathrooms (1 with SPA shower, 1 in the independent extension)

Outside

- The 2,600 sqm fully fenced and landscaped garden includes:
- A 55 sq3; saltwater pool with a pool house and alarm system.
- Two sun terraces, a 40 sqm marquee with table tennis and table football.
- Landscaped garden with lots of flowers
- integrated irrigation system, fed by two wells, ensures easy and economical garden maintenance.
- Three independent water points are distributed across the property.
- A 69 sqm barn with great renovation potential (estimate available)
- Parking area for five cars

The Area and Access

- 25 km from Bordeaux
- Médoc touristic area (Castles and vineyards)
- Atlantic Ocean at 40 km

Good potential and lots of charm for this unique property near Bordeaux.

Environment & Surroundings

Near to Schools? ✓
Near to a Golf Course? ✓

And Before You Ask

Exposure: West
Condition: Nothing to do
Heating System: Central heating (gas)
Reason for selling: Familial reasons
Currently lived in: Yes
Furnished: Yes
Condition of Roof: Excellent
Drainage: Connected to mains town system
Gas Supply: Mains town
Land Tax: €3003.00

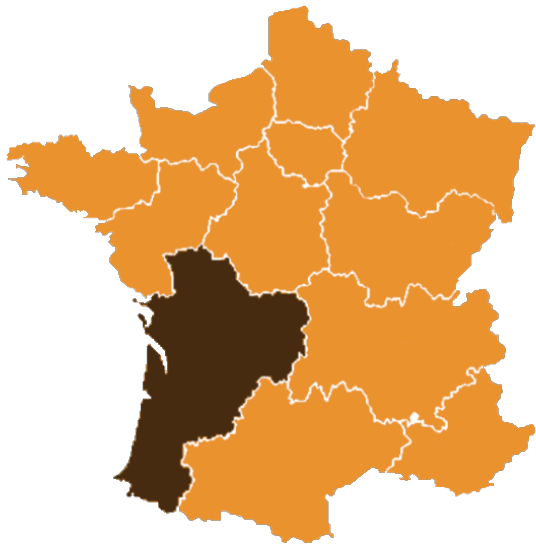
Summary

Property type: Chambre d'Hote or Gite
Bedrooms: 8
Bathrooms: 2
Price: €990,000

Key Information

Internal Area: 480 sqm
Land Area: 2627 sqm
Floor: 2
How many Outbuildings: 2
Has Attic Space: Yes
Has a Garden: Yes
Has a Terrace?: Yes
Swimming Pool?: Yes
Pool House?: Yes
Has ADSL/Broadband?: Yes
Has Satellite TV: Yes

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates