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## 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

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





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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.

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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.

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