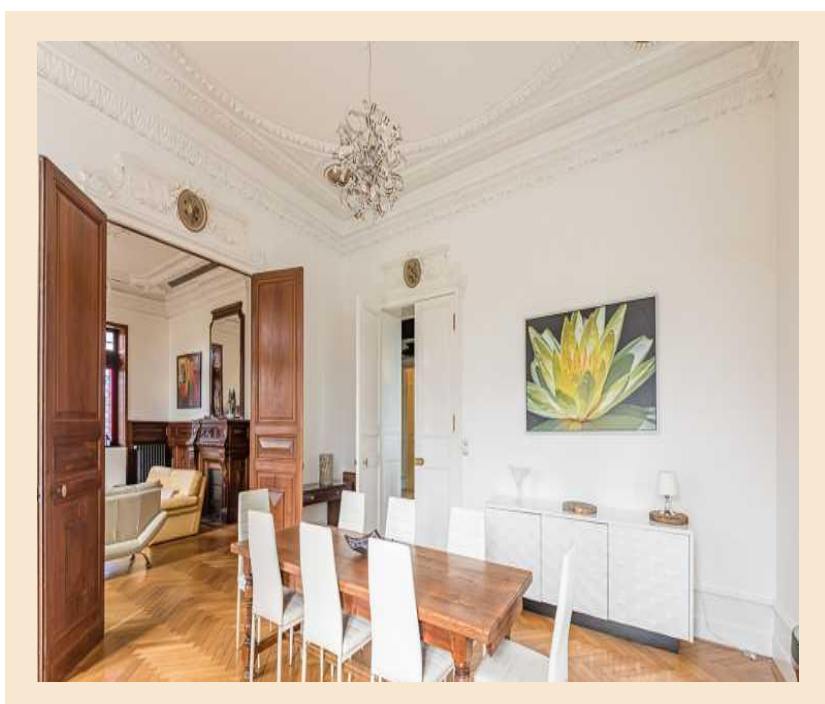


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## 19th Century Manor House Completely Renovated

Gironde , Nouvelle Aquitaine



# €1,200,000

inc. of agency fees

8 Beds   2 Baths   500 sqm   0.85 ha

An exceptional setting where old-world charm and modern comfort blend perfectly. As soon as you enter, a majestic stone staircase welcomes you, opening...

### At a Glance

<b>Reference</b>	MFH-EAB1918EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,200,000
<b>Bed</b>	8	<b>Bath</b>	2	<b>Hab.Space</b>	500 sqm
<b>Land</b>	0.85 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

An exceptional setting where old-world charm and modern comfort blend perfectly.

As soon as you enter, a majestic stone staircase welcomes you, opening onto a series of bright reception rooms, highlighted by sumptuous period architectural elements. A contemporary kitchen blends

harmoniously into this ensemble, while two bedrooms and an independent space comprising a living room, a bathroom, a bedroom and a dressing room offer multiple possibilities, ideal for private or professional use. An elegant solid oak staircase leads to the first floor, fully air-conditioned and equipped with automatic lighting. This level offers six bedrooms, including a sumptuous master suite with a spa bathroom, as well as two additional shower rooms.

The generous volumes are completed by a vast 200 sqm attic, offering remarkable development potential, and a large healthy cellar. Outside, the landscaped park and its swimming pool create a true haven of serenity.

Located near the bastides and their seasonal entertainment, this property also benefits from a strategic location, just 40 minutes from Bordeaux and the ocean. Combining elegance and functionality, this residence is suitable for both family life and professional projects, such as guest rooms or event planning.

A rare opportunity to acquire an exceptional property in a bucolic and preserved setting.

DPE in progress.

Caroline Montane (EI)

## Summary

Property type:	Mansion
Bedrooms:	8
Bathrooms	2
Price	€1,200,000

## Key Information

Year Built:	1850
Internal Area:	500 sqm
Land Area:	0.85 ha
Has a Garden	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

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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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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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