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## Character house with gîtes on the edge of the forest

Gironde , Nouvelle Aquitaine



**€947,000**

inc. of agency fees

5 Beds   1 Baths   200 sqm   0.72 ha

Nestled in the heart of nature, this completely renovated 1850s character residence offers a peaceful and serene experience, ideal for those longing for an authentic closeness to nature. Extending over...

### At a Glance

|                  |                 |                |          |                  |          |
|------------------|-----------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAB1667EAAR | <b>Near to</b> | Bordeaux | <b>Price</b>     | €947,000 |
| <b>Bed</b>       | 5               | <b>Bath</b>    | 1        | <b>Hab.Space</b> | 200 sqm  |
| <b>Land</b>      | 0.72 ha         | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A      |

### Property Description

Nestled in the heart of nature, this completely renovated 1850s character residence offers a peaceful and serene experience, ideal for those longing for an authentic closeness to nature. Extending over a vast plot of land of more than 7000m<sup>2</sup>, the property provides a feeling of space and freedom.

The careful renovation of this building has successfully preserved the authenticity of the place. Spread over

two levels, it consists of a main house, two gîtes, and an old barn. With a surface area of approximately 200sqm, the house offers, from the ground floor, a large living room with a bright semi-open kitchen, offering a breathtaking view of the sunrise.

This space also opens onto a large terrace of approximately 60m<sup>2</sup>, offering a clear view of the swimming pool and the forest. On the ground floor, two bedrooms, including a master bedroom with dressing room, coexist with a bathroom, a separate toilet and a multi-purpose office that can be used as an extra bedroom or workshop.

The first floor consists of three other bedrooms, a bathroom equipped with a walk-in shower and a bathtub, as well as a separate toilet. On the estate, two gîtes with a surface area of 20 and 28sqm respectively, each offer a bedroom with a dining/living area, a kitchen and a shower room with WC. Each cottage has a terrace offering an enclosed and intimate space, as well as its own garden.

Outside, a barn/old farmhouse of approximately 60m<sup>2</sup>, initially designed for storage, offers future owners a blank canvas to express their imagination. Whether to create an atypical living space, an extension for a third gîte, or a reception room for event projects, the possibilities are vast.

**ENERGY CLASS: C / CLIMATE CLASS: C.** Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1750 and EUR2420.

Kevin Pari (EI) /

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Bathrooms      | 1        |
| Price          | €947,000 |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1850    |
| Internal Area: | 200 sqm |
| Land Area:     | 0.72 ha |
| Has a Garden   | Yes     |

## Location: Nouvelle Aquitaine



## Gallery







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