



ELEGANT MAISON DE MAÎTRE WITH MATURE
GARDENS AND A POOL – ONLY 40 MINS FROM
BORDEAUX

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PROPERTY FACT FILE

REFERENCE	A32104ELM33
PRICE	€ 635,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	4
ACCOMMODATION	338 m ²
LAND	8318 m ²
TOWN	Reignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	

- Private and peaceful surroundings
- Large outbuildings and summer living room/kitchen
- Exceptionnal Energy rating A
- Pool 10x5 with liner and pump installed in 2023
- Bedroom and shower room on the ground floor

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Experience the ultimate French country estate in the heart of the Gironde vineyard region. Set in a peaceful and private hamlet between Reignac and Etauliers, come and discover this magnificent manor property dating back to 1850, completely renovated with high-end materials and benefiting from an energy label A.

DESCRIPTION

The outbuildings complete this estate and offer numerous possibilities for personal use: workshop, creative space or independent office.

The 2 fully furnished guest houses are ideal to welcome family and friends.

Built for modern efficiency with an Energy rating A, new heat pump (Sept 2024), under-floor heating, double-glazing, high-performance insulation and 45 photovoltaic panels generating 9 kW — everything has been designed to ensure modern living and pleasant comfort.

Just 4 minutes from amenities in Reignac & Etauliers, 10 minutes from Montendre, 20 minutes from the Unesco citadelle of Blaye and 40 minutes from Bordeaux.

This is a rare opportunity to acquire a property in one of the most desirable wine-regions of France. Contact me for more photos and floor plans

Below you will find more detailed information about the property.

TECHNICAL INFORMATION

Energy rating A

Brand new heat pump installed September 2024

Underfloor heating: kitchen, dining room, entrance and back kitchen.

Wooden double glazing

High performance insulation

Swimming pool: new liner 2023 and new pump 2023 - compliant safety curtain

Roofs redone between 2012 and 2024

Photovoltaic panels x 45 - 9Kw - Resale only

Mains drainage

Fiber available

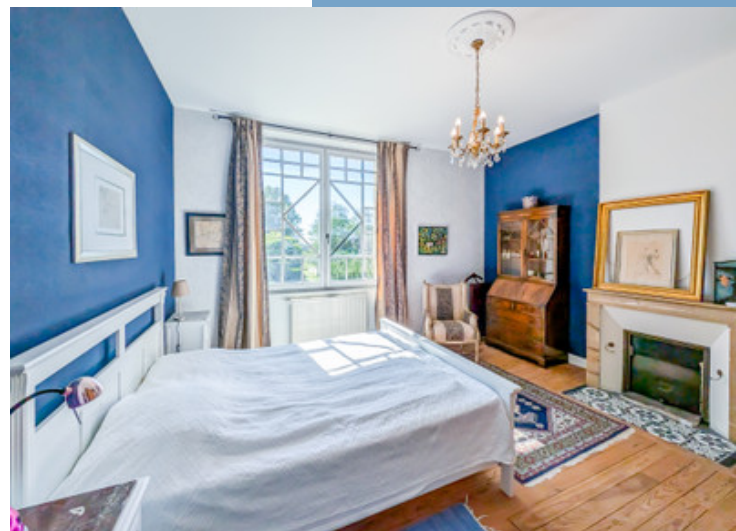
Access to the property is via a private, tree-lined driveway with a closed garage and small outbuildings on your left.

The main house is composed on the ground floor:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32104ELM33>

COMPLETE FILE AND PHOTO ON REQUEST

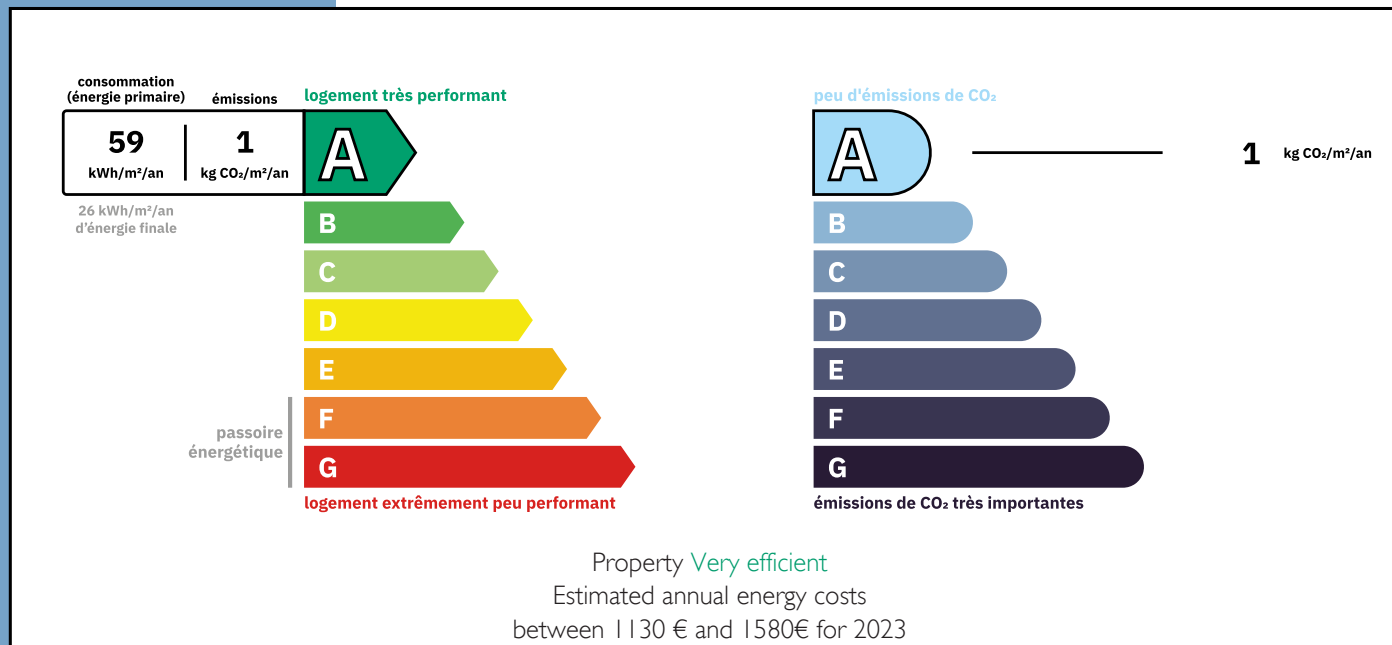


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A32104ELM33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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