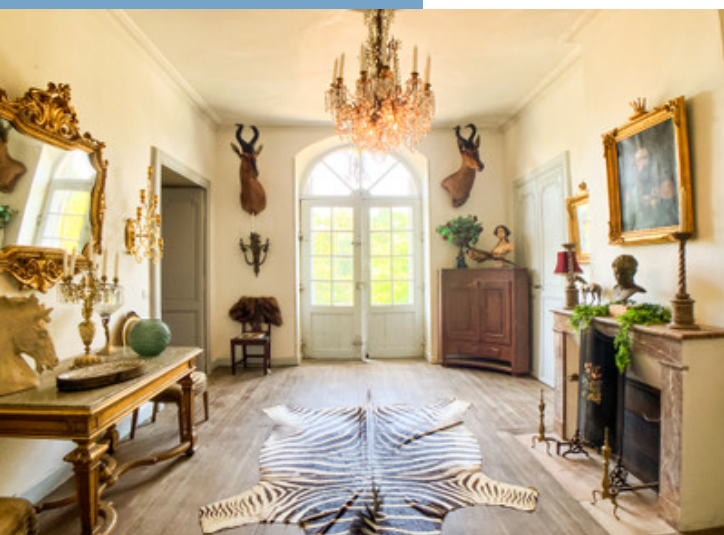




## ELEGANT BORDEAUX CHARTREUSE WITH GUEST HOUSE



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A46067NJD33                                                               |
| PRICE                                                                           | € 750,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 4                                                                         |
| BATHROOM                                                                        | 4                                                                         |
| ACCOMMODATION                                                                   | 305 m <sup>2</sup>                                                        |
| LAND                                                                            | 8000 m <sup>2</sup>                                                       |
| TOWN                                                                            | Saint-Ciers-sur-Gironde                                                   |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Town property                                                             |
| TYPE                                                                            | Maison de Vacances, House, Villa                                          |
| CONDITION                                                                       | Good condition                                                            |
| FEATURES                                                                        | Other Drainage, Garage, Barns - outbuildings                              |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |



- Outstanding B-rated energy performance
- Independent guest accommodation
- 305m<sup>2</sup> of living space
- Stone barn & period outbuildings
- 45 mins Bordeaux Airport

ELEGANT BORDEAUX  
CHARTREUSE WITH  
GUEST HOUSE...

Ref : A46067NJD33

This elegant Bordeaux Chartreuse, dating from around 1740, is a fine example of one of south-west France's most distinctive period country houses. Beautifully restored and sympathetically modernised, it combines timeless architectural elegance with outstanding modern comfort, including a rare B-rated energy performance. Offering

## DESCRIPTION

This elegant Bordeaux Chartreuse, dating from around 1740, is a fine example of one of south-west France's most distinctive styles of period country house.

The Bordeaux Chartreuse is one of the region's most recognisable architectural styles, admired for its balanced proportions, generous volumes and understated elegance. This fine example retains all of those defining characteristics while benefiting from carefully considered modern improvements. Beautifully restored by the current owners, it now combines historic charm with exceptional everyday comfort, achieving an outstanding B-rated energy performance—a remarkably rare achievement for a property of this age and scale.

Beyond the elegant façade, a welcoming central entrance hall introduces a series of beautifully proportioned reception rooms that perfectly reflect the harmony and balance for which Bordeaux Chartreuses are so admired. The drawing room, spacious salon and formal dining room are flooded with natural light and provide refined yet welcoming spaces for entertaining and relaxed family life.

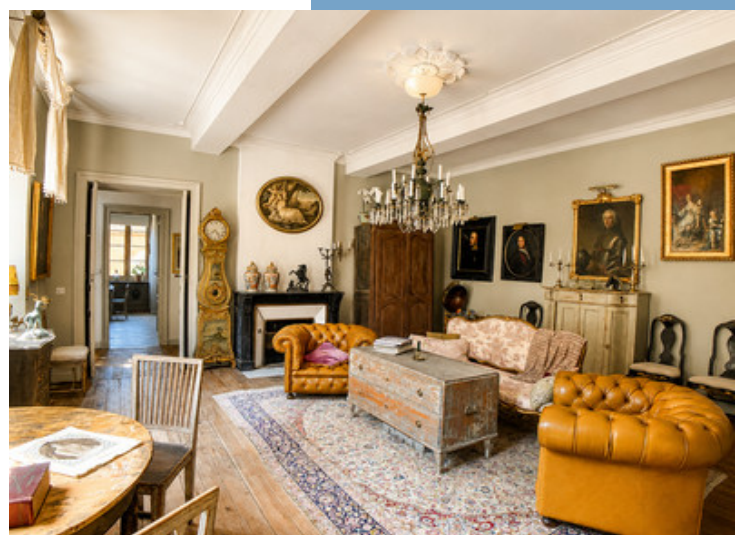
The impressive 35 m<sup>2</sup> country kitchen forms the true heart of the home. Complete with its original stone fireplace, it offers generous space for cooking, informal dining and gathering with family and friends. Directly adjoining is a substantial 24 m<sup>2</sup> back kitchen and utility room, providing excellent practical space for food preparation, laundry, storage and everyday household organisation.

The principal bedroom enjoy...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46067NJD33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

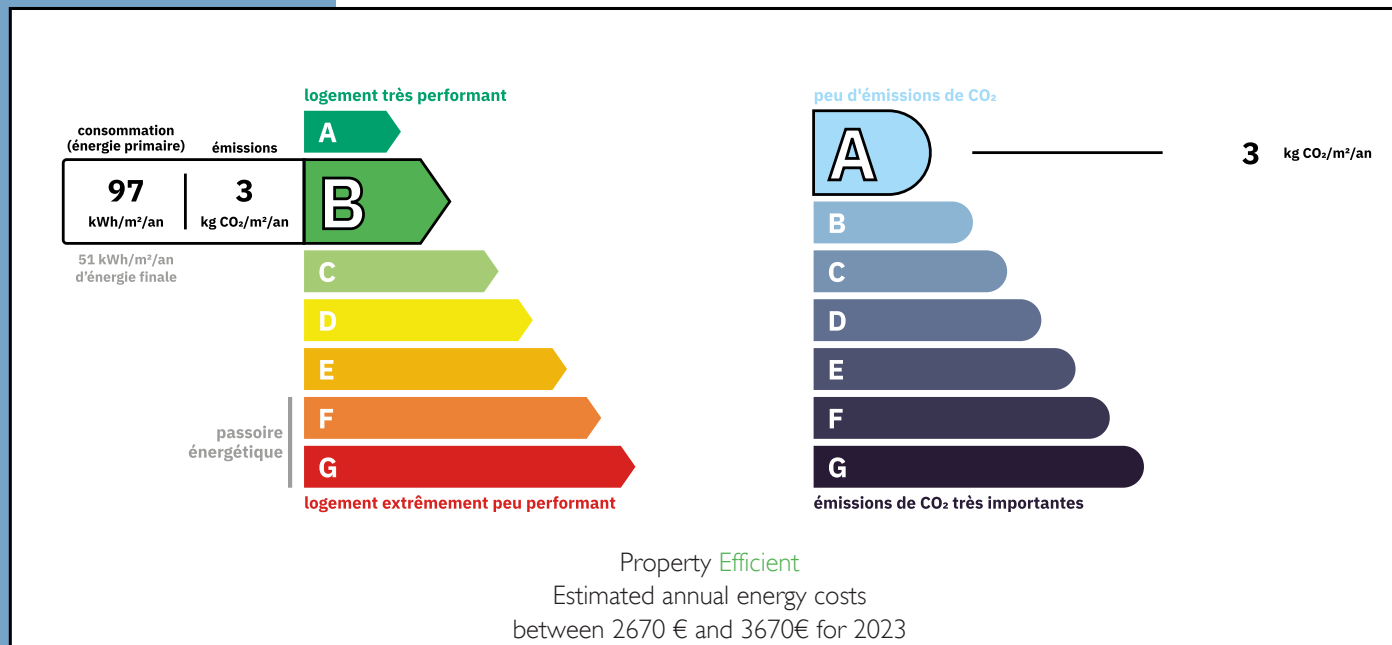
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

ELEGANT BORDEAUX  
CHARTREUSE WITH GUEST  
HOUSE...

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

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## CONTACT

Réf : A46067NJD33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)