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## Former rehabilitated winery on the banks of the Dordogne

Gironde , Nouvelle Aquitaine



**€795,000**

inc. of agency fees

5 Beds 1 Baths 315 sqm 0.52 ha

Located on the banks of the Dordogne, just 10 minutes from Bordeaux, this magnificent stone house of 315 sqm of living space, completely renovated, offers...

### At a Glance

<b>Reference</b>	MFH-EAB1783EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€795,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	315 sqm
<b>Land</b>	0.52 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the banks of the Dordogne, just 10 minutes from Bordeaux, this magnificent stone house of 315 sqm of living space, completely renovated, offers a vast wooded exterior with swimming pool and annexes.

It combines careful, contemporary decoration with the charm and character of an old building. The spacious living room includes a living area and a dining room, with very high ceilings.

The adjoining fitted kitchen, both functional and modern, provides access to the terrace, from where you can look out over the maintained garden of 5000 sqm, with a 10x5 meter swimming pool.

On the ground floor, two bedrooms, a bathroom with spa and shower, as well as a billiard room, offer comfort and relaxation. A wooden staircase leads to a mezzanine with office, overlooking the living room. Upstairs, three bedrooms, a bathroom and two attics complete the space.

A large garage, a laundry room, as well as an annex including the swimming pool room and a cellar, complete this property. The garden offers direct access to the shores of the Dordogne, where it is possible to install a private pontoon to moor a boat.

The generous volumes of this house full of character, its location close to Bordeaux, and its wooded land along the Dordogne, with swimming pool, give this property serious assets for a family home.

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### Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€795,000

### Key Information

Internal Area:	315 sqm
Land Area:	0.52 ha
Has a Garden	Yes

### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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