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Countryside house for sale near Pineuilh in Gironde

Pineuilh , **Gironde** , **Nouvelle Aquitaine**



€519,400

inc. of agency fees

9 Beds 4 Baths 409 sqm 2.77 ha

Come and discover this superb farmhouse of over 400m2 located between Duras and Pineuilh, comprising a main house, a guest house (gite)...

At a Glance

Reference MFH-AES11246-MO

Near to Pineuilh

Price €519,400

Bed 9

Bath 4

Hab.Space 409 sqm

Land 2.77 ha

Pool No

Land Tax N/A

Property Description

Come and discover this superb farmhouse of over 400m² located between Duras and Pineuilh, comprising a main house, a guest house (gite) and a private swimming pool on a plot of over 2.7 hectares with uninterrupted views over the surrounding countryside. Completely renovated, this property offers all the comforts of a modern house with the charm of the old. The ground floor comprises a beautiful wooden staircase leading to the first floor, a fully-equipped kitchen opening onto a dining room with access to the outside terrace, a living room (53 m²) with 5 m high ceilings, two picture windows with electric roller shutters overlooking the swimming pool (exposed beams and stonework), a hallway with storage space leading to a shower room, a toilet and a first bedroom (20 m²) with access to the outside terrace via a French window. On the first floor, the landing has been converted into a study, three bedrooms and a shower room with WC. A small stone outbuilding adjoining the house houses a storeroom/laundry room and a wine cellar, and is accessible from the outside. Completely renovated in 2023, the ground floor comprises an entrance hall leading to a lounge/dining room, a hallway leading to the fully-equipped kitchen, a bedroom, a utility room and a shower room with toilet. Upstairs, a mezzanine leads to four bedrooms and a bathroom with toilet. The house has a lovely large tiled terrace facing west, so a barbecue is built in, as is the stone well (usable for watering the garden). On the side of the house, and sunny all day the swimming pool (8m x 4m) is surrounded by stone walls with gate. A stone outbuilding is currently used as a carport, workshop, storage area and houses the pool machinery. The entrance to the property is via a lovely driveway, and a gate has been installed at the boundary of the property with the option of automating it (the shaft is underground). The land totals 2.7 hectares and comprises meadows and woodland, part of which (4,300 m²) is fully fenced and the rest can be used for horses or other animals. This superb property is ideal for holidays or as a main residence. Contact us as soon as possible to visit this haven of peace just a few minutes from the shops, amenities and the most beautiful villages in France!

Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	4
Price	€519,400

Key Information

Internal Area:	409 sqm
Land Area:	2.77 ha
Floor:	1

Property Features:

- Swimming Pool

Location: Nouvelle Aquitaine



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S. and L. BROWN



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