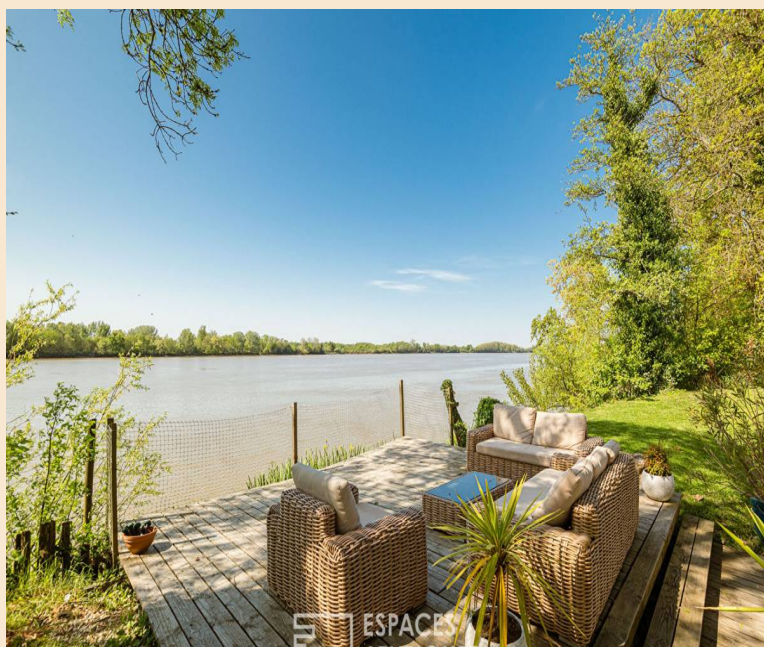


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Large house with incredible charm on the riverbank

Gironde , Nouvelle Aquitaine



€1,050,000

inc. of agency fees

7 Beds 332 sqm 1.07 ha

Nestled on the banks of a river, this vast stone house offers a generous surface area in the heart of a preserved environment, near the Château de La...

At a Glance

Reference MFH-EAB2039EABX

Near to Bordeaux

Price €1,050,000

Bed 7

Pool Yes

Hab.Space 332 sqm

Land 1.07 ha

Land Tax N/A

Property Description

Nestled on the banks of a river, this vast stone house offers a generous surface area in the heart of a preserved environment, near the Château de La Rivière in Fronsac. Located on a landscaped plot of 1.7 hectares, it offers numerous comfort and leisure facilities: swimming pool, pétanque court, gym, garage, carport, waterfront terrace.

A rare property where the elegance of the old building harmoniously dialogues with a lifestyle turned towards nature. The interior spaces reveal a fluid and convivial layout, designed for family life as well as for welcoming guests. The 7 bedrooms, distributed evenly over the different levels, are accompanied by 4 bathrooms, ensuring comfort and privacy. The fully fitted and equipped kitchen opens onto a cozy living room extended by a terrace. Each room reveals a different view of the river. The careful decoration highlights the noble materials: exposed stone and wooden floors, creating an atmosphere that is both authentic and refined. Each space has been designed to combine old-world charm with modern functionality.

Outside, the meticulously maintained grounds offer numerous areas for relaxation and recreation. The riverside terrace invites contemplation, while the swimming pool and pétanque court promise moments of sharing. The impeccably maintained wooded park offers great privacy without being isolated: shops and services are easily accessible in just a few minutes by car.

This unique property seduces with its exceptional waterfront location, the nobility of its stone construction, and the quality of the services offered. An atypical property to discover for those seeking an elegant, spacious, and peaceful living environment.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average annual energy expenditure for standard use, based on 2022 energy prices: EUR4,560 and EUR6,280.

Sindy Jaud (EI) : / RSAC Number:

Summary

Property type:	Countryside house
Bedrooms:	7
Price	€1,050,000

Key Information

Internal Area:	332 sqm
Land Area:	1.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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