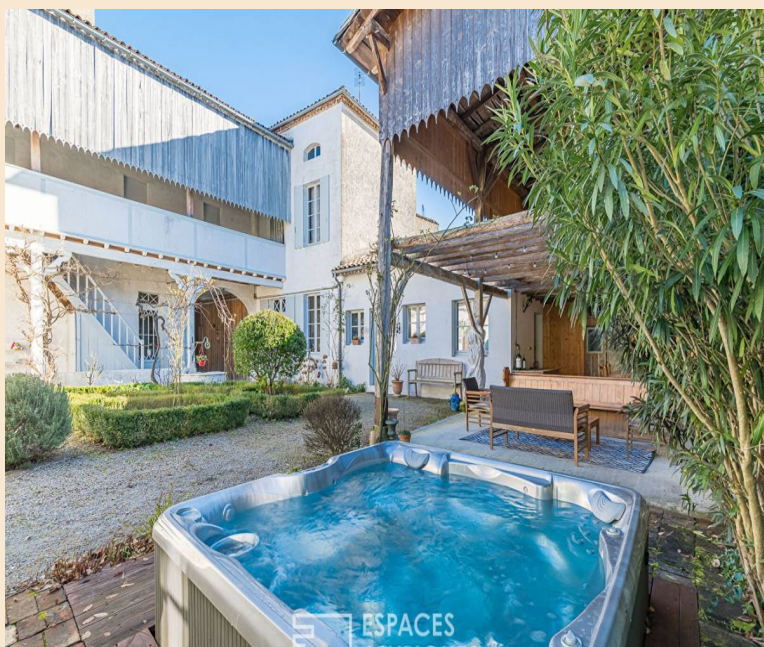


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Historic 19th century house with patio and outbuilding

Gironde , Nouvelle Aquitaine



€619,000

inc. of agency fees

6 Beds 2 Baths 250 sqm 0.06 ha

In the heart of the medieval village of Villandraut, this residence with timeless charm unfolds its volumes around a landscaped patio, evoking the hushed...

At a Glance

Reference	MFH-EAB1972EABX	Near to	Bordeaux	Price	€619,000
Bed	6	Bath	2	Hab.Space	250 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the medieval village of Villandraut, this residence with timeless charm unfolds its volumes around a landscaped patio, evoking the hushed atmosphere of a small cloister and offers a turnkey bed and breakfast activity.

The complex consists of a main house, an independent gîte and a space dedicated to welcoming guests, combining authenticity and modern comfort. The interior reveals a warm atmosphere, mixing old materials and neat services. The main house opens onto a rustic-style equipped kitchen, a dining room and a living room with pleasant volumes. A laundry room and a cellar complete this level.

Upstairs, two large 20 sqm bedrooms share a bathroom and a separate toilet. The guest room area, accessible by an external staircase, includes three spacious suites with private bathrooms, each personalized and with a view of the church bell tower. A reception room with old-world charm is adjoining and a second room, to be renovated, offers additional development potential.

An independent gîte, completely renovated, offers a living space with open kitchen, a bedroom and a bathroom. Outside, the landscaped patio seduces with its intimate atmosphere. The covered terrace, the structured garden and the six-seater jacuzzi invite you to relax. A bicycle storage room completes this ensemble. The village of Villandraut, with its shops, schools and its historical heritage, ensures a pleasant and dynamic living environment.

This property with its unique character is an ideal opportunity for a reconversion or a long-term investment, supported by balance sheets.

DPE: In progress.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€619,000

Key Information

Year Built:	1900
Internal Area:	250 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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