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Mansion in its green setting

Gironde , Nouvelle Aquitaine



€765,000

inc. of agency fees

7 Beds 1 Baths 400 sqm 3.67 ha

Just two minutes from Libourne town center, this spacious stone house reveals all the charm of a characterful residence, subtly modernized. Nestled in...

At a Glance

Reference	MFH-EAB2121EABX	Near to	Bordeaux	Price	€765,000
Bed	7	Bath	1	Hab.Space	400 sqm
Land	3.67 ha	Pool	No	Land Tax	N/A

Property Description

Just two minutes from Libourne town center, this spacious stone house reveals all the charm of a characterful residence, subtly modernized. Nestled in the heart of landscaped grounds of over 3 hectares, it offers approximately 400 sqm of living space and benefits from numerous amenities: heated swimming pool, large south-facing terrace, large outbuildings, and wooded grounds.

The interior seduces with its generous volumes and preserved authenticity. Exposed beams, natural materials, and the central fireplace, as aesthetic as it is efficient, highlight the character of this old building. The main living space consists of a bright dining room, extended by a cozy living room. Large bay windows let in light and open onto the grounds and pool area. The separate kitchen, furnished in a convivial style, is complemented by several additional spaces. The upper floor distributes several comfortable bedrooms, as well as bathrooms. Several spaces on the ground floor can be converted into bedrooms, workspaces, or a reception area for family and friends.

Outside, the atmosphere is conducive to relaxation. The swimming pool, discreetly integrated into the landscape, borders a vast mineral terrace sheltered from view. The garden, adorned with Mediterranean flowerbeds and mature trees, is a true haven of peace. Numerous stone outbuildings offer additional potential: guest house, workshop, teleworking space, or storage.

The immediate environment is calm, without being isolated. Schools, shops, and amenities can be reached within a few minutes' walk. With its authentic architecture, recent technical features (double glazing, heat pump, high-performance fireplace), and a DPE (Energy Performance Certificate) rated B, this unique property combines modern comfort with old-world charm. An atypical property designed for those seeking a rare, elegant, and timeless place to live.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1820

and 2510 euros.

Sindy Jaud (El) : /

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	1
Price	€765,000

Key Information

Internal Area:	400 sqm
Land Area:	3.67 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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