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Luxury Property with a Château and Villas near Bordeaux

Cavignac , Gironde , Nouvelle Aquitaine



€2,590,000

inc. of agency fees

17 Beds 2 Baths 1200 sqm 3795 sqm

Located in the north of the Gironde, with easy access to the A10 and 35 minutes from Bordeaux, this impressive chateau property offers grandeur and sophistication.

At a Glance

Reference	MFH-SLK3301	Near to	Bordeaux	Price	€2,590,000
Bed	17	Bath	2	Hab.Space	1200 sqm
Land	3795 sqm	Pool	Yes	Land Tax	N/A

Property Description

Nestled north of Gironde, with quick access to the A10 highway and just 35 minutes from Bordeaux, this extraordinary real estate ensemble is an invitation to grandeur and sophistication.

THE CHATEAU - A Blend of Tradition & Modernity

Step inside this charming historic château, FULLY renovated by an interior designer with top-quality materials. This magnificent stone residence, spanning 480 sqm across three levels, combines history with modern comfort.

On the first floor, a spacious and luminous entrance hall welcomes you, opening onto several cleverly laid-out lounges and dining rooms. A fully equipped kitchen, a wine cellar, a master suite, and a WC complete this level. At the heart of the building, a majestic staircase leads you to the upper floor, where four spacious bedrooms, including two with access to a large private terrace, offer a luxurious and serene space, ideal for relaxation. Ample storage space, a bathroom, and a toilet round out this floor. You'll also enjoy a beautiful heated indoor swimming pool, as well as the outdoor pool in the style of Bali, both securely enclosed.

The property is set on a fully fenced plot of 3,795 sqm with a motorised gate, this property provides a haven of peace, yet is situated in close proximity to shops and schools. There is also ample parking available for your guests and visitors. In addition to the magnificent château, this property also includes two independent villas.

TWO BEAUTIFUL VILLAS

- **the first villa**, approximately 200 sqm; on one level, offers generous volumes with its large living-dining area, a high-end fully equipped kitchen, three vast bedrooms, including a master suite, a sumptuous bathroom with spa and WC and a laundry room. A spacious outdoor terrace invites you to enjoy al-fresco summer evenings.
- **the second villa**, covering an area of 160 sqm, awaits your personal touch, offering a space ready for transformation according to your own taste and requirements.

LIVING IN THE CHATEAU

The ground floor

- spacious and luminous entrance
- master suit
- WC
- living room
- fireplace
- fully equiped kitchen
- wine cellar
- laundry room

The first floor

- 4 bedrooms
- 2 fireplaces
- bathroom
- WC
- large terrace

OUTSIDE

- Heated indoor swimming pool
- Outdoor pool
- Pool house with easy maintenance
- Fitness room with shower room
- Ample parking space

Additional Information

- 2 independant villas including a bathroom with spa
- 4 apartments already rented
- VIDEO available on request

The Area and Access

- quick access to the A10 highway
- 2 min to train station
- close to shops and schools

This exceptional property can accommodate a large family looking for space and comfort, while offering an attractive rental yield thanks to the four apartments already rented out.

This rare property is also an attractive opportunity for investors wishing to rent out all or part of this property, or to develop a bed & breakfast, cottages, or seminar/event business.

Do not hesitate to contact us if you have any questions about this unique property or to [book an appointment](#) for a viewing.

Environment & Surroundings

Near to Shops? ✓
Near to Schools? ✓

And Before You Ask

Exposure: South
Year of Renovation: 2022
Condition: Newly renovated
Heating System: Heat pump central heating
Reason for selling: Familial reasons
Currently lived in: Yes
Furnished: Yes
Condition of Roof: Excellent
Drainage: Connected to mains town system
Gas Supply: Mains town

Summary

Property type:	Chateau
Bedrooms:	17
Bathrooms	2
Price	€2,590,000

Key Information

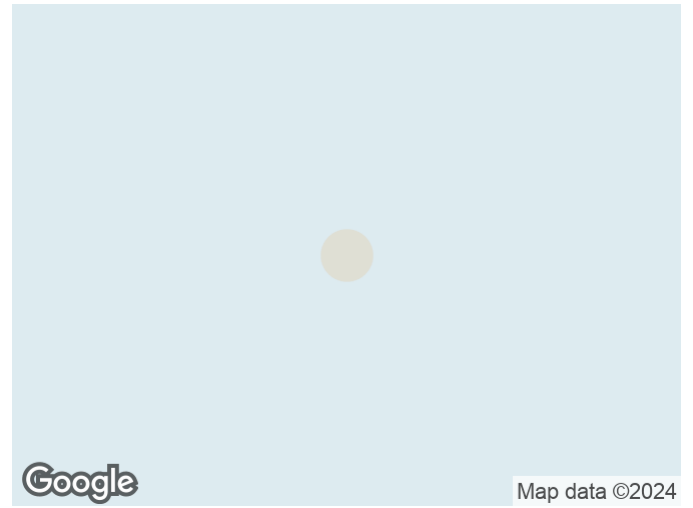
Internal Area:	1200 sqm
Land Area:	3795 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	4

Property Features:

- Fully renovated
- Near Amenities
- Two Modern Villas
- Indoor Pool
- Outdoor Swimming Pool
- Motorised Gate
- Fitness Room
- Rented Flats
- South Exposed

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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