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Prestigious property in Sainte Croix du Mont

Gironde , **Nouvelle Aquitaine**



€1,200,000

inc. of agency fees

6 Beds 1 Baths 397 sqm 0.5 ha

This exceptional property is located in Sainte-Croix-du-Mont, a village perched in Gironde and renowned for its sweet wines, just 40 minutes from Bordeaux. Located on a plot of 5000 m2, it offers a breathtaking...

At a Glance

Reference	MFH-EAB1655EABX	Near to	Bordeaux	Price	€1,200,000
Bed	6	Bath	1	Hab.Space	397 sqm
Land	0.5 ha	Pool	No	Land Tax	N/A

Property Description

This exceptional property is located in Sainte-Croix-du-Mont, a village perched in Gironde and renowned for its sweet wines, just 40 minutes from Located on a plot of 5000 m2, it offers a breathtaking view of the Garonne plain and the Sauternes vineyards.

This 18th century residence has retained its period charm with its original floors, ceiling moldings and

natural stone staircase. An elegant renovation was carried out in 2022, showcasing quality materials. The 400 m2 of interior spaces include a living room, a dining room with an open American kitchen, as well as 6 spacious and luxurious suites, each with a private bathroom with toilet. This mansion is a perfect fusion of historic charm and modern conveniences.

Currently operated as a bed and breakfast, it has a successful financial record. Ideal for a reconversion, it would also be suitable for a family looking for a peaceful and privileged living environment, or for wine lovers.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2070 and 2880 euros.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,200,000

Key Information

Internal Area:	397 sqm
Land Area:	0.5 ha

Location: Nouvelle Aquitaine



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