Click to view MFH-EAB1667EAAR

# Character house with gîtes on the edge of the forest

Gironde, Nouvelle Aquitaine



€947,000

inc. of agency fees

**5** Beds **1** Baths **200** sqm **0.72** ha

Nestled in the heart of nature, this completely renovated 1850s character residence offers a peaceful and serene experience, ideal for those longing for an authentic closeness to nature. Extending over...

#### At a Glance

**Reference** MFH-EAB1667EAAR **Near to** Bordeaux **Price** €947,000

Bed 5 Bath 1 Hab.Space 200 sqm

**Land** 0.72 ha **Pool** No **Land Tax** N/A

#### **Property Description**

Nestled in the heart of nature, this completely renovated 1850s character residence offers a peaceful and serene experience, ideal for those longing for an authentic closeness to nature. Extending over a vast plot of land of more than 7000m2, the property provides a feeling of space and freedom.

The careful renovation of this building has successfully preserved the authenticity of the place. Spread over

two levels, it consists of a main house, two gîtes, and an old barn. With a surface area of approximately 200sqm, the house offers, from the ground floor, a large living room with a bright semi-open kitchen, offering a breathtaking view of the sunrise.

This space also opens onto a large terrace of approximately 60m2, offering a clear view of the swimming pool and the forest. On the ground floor, two bedrooms, including a master bedroom with dressing room, coexist with a bathroom, a separate toilet and a multi-purpose office that can be used as an extra bedroom or workshop.

The first floor consists of three other bedrooms, a bathroom equipped with a walk-in shower and a bathtub, as well as a separate toilet. On the estate, two gîtes with a surface area of 20 and 28sqm respectively, each offer a bedroom with a dining/living area, a kitchen and a shower room with WC. Each cottage has a terrace offering an enclosed and intimate space, as well as its own garden.

Outside, a barn/old farmhouse of approximately 60m2, initially designed for storage, offers future owners a blank canvas to express their imagination. Whether to create an atypical living space, an extension for a third gîte, or a reception room for event projects, the possibilities are vast.

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 EUR1750 and EUR2420.

Kevin Pari (EI) /

## **Summary**

Property type: House Bedrooms: 5
Bathrooms 1

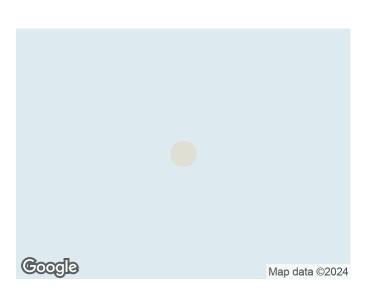
Price €947,000

# **Key Information**

Year Built: 1850
Internal Area: 200 sqm
Land Area: 0.72 ha
Has a Garden Yes

## **Location: Nouvelle Aquitaine**





## Gallery

























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#### C. BAUER – Sunday Times

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S. and L. BROWN



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