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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



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