

Beautifully renovated stone house with stunning view over vines. 4 bedrooms plus independent B&B bedroom, swimming pool, private garden of over 3000m . Close to Bourg and Pugnac



INFORMATION

Town:	BOURG
Department:	Gironde
Bed:	5
Bath:	3
Floor:	285 m2
Plot Size:	3321 m2

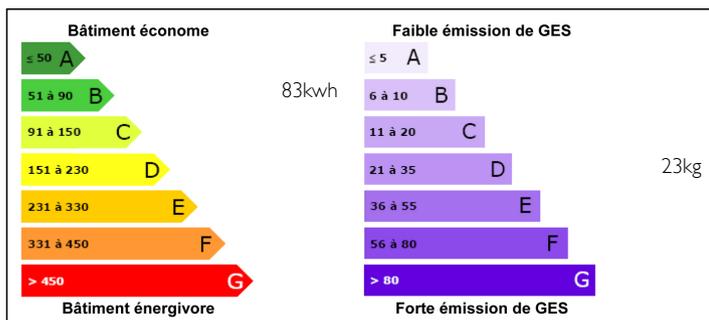


IN BRIEF

Large stone property with bags of character, renovated in contemporary style to marry with original features. Large living / dining room, kitchen, 4 bedrooms including beautiful master suite, huge office/tv room, separate B&B room. Vast outbuildings including garage and cave. In the heart of the Bordeaux vineyards. Between Bourg and Blaye. 30 mns to Bordeaux



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This is a stunning character stone property in a rare and beautiful location, with amazing views over the Côte de Bourg vineyards. With around 285m² living space this recently renovated house comprises beautiful lounge / diner around 60m² with 2 fireplaces, fitted kitchen around 20m², downstairs newly fitted shower room, separate wc. Stairs lead to 4 bedrooms including a large master suite with bathroom and bespoke walk in wardrobe, wc, an office/library area and a huge loft style room around 70m² with storage, which overlooks the garden and vines, ideal for office/studio or tv room.

There is also a separate B&B room around 25m² with its own shower room.

Gas central heating (tank) – electric heater in B&B room, double glazing, septic tank, electricity redone recently.

Large attached outbuildings include a garage around 75m², workshop 60m² plus chai and cellar.

The enclosed and gated land measures over 3200m² with great pool 10x5m (recently replaced liner, motorised cover) and terrace, plus a terrace area with electric awning, bbq and electricity for plancha, fridge etc, to enjoy outside dining and soak up the views.

Easy access to Bordeaux and Libourne (both around 30 minutes), around 10 minutes from Blaye and St André de Cubzac, 5 minutes from all the amenities of Pugnac. A beautiful property in a quiet and stunning setting.

NOTES