LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A11733 Price: 999 999 EUR

agency fees to be paid by the seller

Impressive 9-bedroom stone property with heated pool and panoramic vineyard views near Bergerac







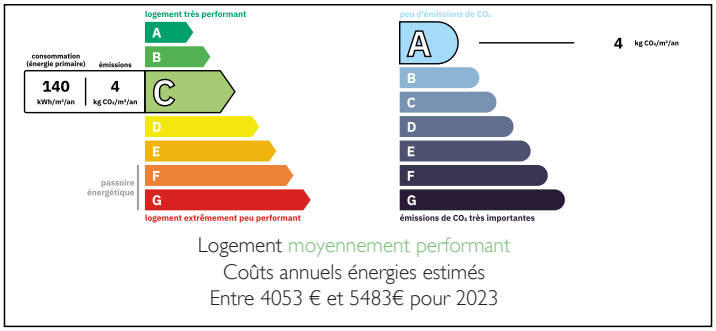








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4053 € et 5483€ pour 2023

INFORMATION

Town:	Ligueux
Department:	Gironde
Bed:	9
Bath:	6
Floor:	420 m2
Plot Size:	3303 m2

IN BRIEF

Set in a peaceful position with far-reaching views over vineyards and rolling countryside, this impressive stone property comprises two adjoining houses offering approximately 420m² of accommodation.

Beautifully restored and full of character, the property provides 9 bedrooms, 7 bathrooms and generous reception spaces. Its flexible configuration is ideal for a large family, multigenerational living or guest accommodation.

The houses stand in approximately 3,300m² of attractive grounds with mature planting, private parking and a superb heated 11.5m x 5.5m swimming pool.

Château des Vigiers and its renowned golf course are around 5 minutes away, with shops and amenities approximately 5km away. Bergerac and its

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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.

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LOCAL TAXES

Taxe foncière: **792 EUR**

NOTES

DESCRIPTION

THE PROPERTY

Enjoying an elevated and peaceful setting with beautiful views across the surrounding vineyards and countryside, this substantial stone property offers approximately 450m² of accommodation arranged as two adjoining houses.

The configuration provides considerable flexibility. The two houses can work together as one large family residence while also offering the possibility of independent accommodation for extended family or guests, or potential for a gîte or hospitality activity.

Across the property are 9 bedrooms, 7 bathrooms and generous living and entertaining spaces. The houses have been extensively renovated while retaining attractive original character, including exposed stone and timber beams.

HOUSE 1

The larger of the two houses provides spacious accommodation over two floors.

On the ground floor are a living room, separate dining room and fully equipped kitchen, together with a utility room.

Also on this level are two bedrooms, a shower room with WC and a separate WC.

Upstairs, the accommodation includes a principal bedroom suite with private bathroom and dressing room, two further bedrooms, a family bathroom and separate WC.

HOUSE 2

The adjoining second house provides particularly versatile additional accommodation.

The ground floor centres around a generous