

**PRICE DROP.** Beautiful stone house 226 m2 completely renovated on a 6000 m2 plot.



## INFORMATION

Town:	Gaillan-en-Médoc
Department:	Gironde
Bed:	6
Bath:	3
Floor:	226 m2
Plot Size:	6123 m2



## IN BRIEF

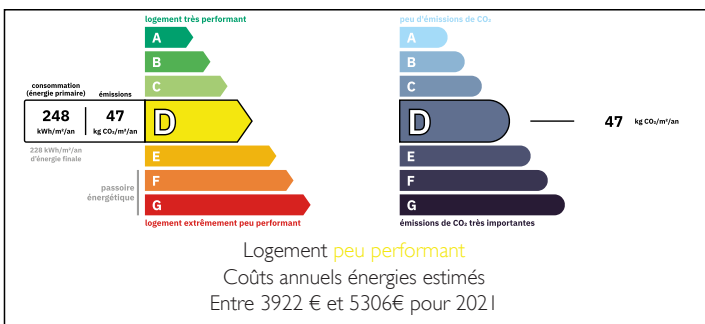
Charming Stone House with 3 Independent Living Areas – Ideal for Family, Guests, or Rental

This beautifully maintained stone home offers three distinct living spaces, perfect for flexible living and rental income. The main residence on the upper floor includes a spacious living room with insert fireplace, a new fitted kitchen, three bedrooms, a bathroom with WC, and a separate toilet.

On the ground floor are two additional units: one with a bedroom, cozy living room, and bathroom with WC; the other, fully independent, features a living room, equipped kitchen, bedroom, bathroom with WC, and private terrace.

Located just 5 minutes from Lesparre and its amenities, 20 minutes from Atlantic beaches, and 1 hour from Bordeaux airport.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Elegant 19th-Century Chartreuse on a Secure 6,000 m<sup>2</sup> Park – Income Potential & Renovated to High Standards

This beautifully restored Chartreuse, once part of a historic vineyard estate, dates back over 200 years and sits within a magnificent, fully enclosed park of more than 6,000 m<sup>2</sup>, secured by an electric gate and comprehensive surveillance system.

The main residence is located on the upper level and offers modern comfort with timeless charm. A brand-new fully equipped kitchen opens into a spacious, light-filled living and dining area with a wood-burning fireplace insert. This level also includes three bedrooms and a stunning terrace overlooking the park—ideal for enjoying meals outdoors from morning to night.

On the garden level, a private one-bedroom guest suite includes a shower room with WC and a cozy sitting area. The space is pre-equipped for a kitchenette, making it ideal for guests or as a self-contained apartment.

Also on this level is a second, fully independent one-bedroom apartment currently operated as a licensed holiday rental (meublé de tourisme). It features a living room, fully equipped kitchen, shower room with WC, and a private terrace—perfect for generating seasonal rental income.

Additional features include a vast cellar beneath the main house, currently used as a laundry and storage area. Outside, a former wine production building has been converted into a two-car garage, with electrical and drainage connections for a motorhome. This outbuilding also houses a large garden storage room and a wood storage annex.

The property also benefits from:

## LOCAL TAXES

Taxe foncière:

1685 EUR

## NOTES