LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40171CAH33 Price: 1 890 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 800 000 EUR without fees)

Authentic 17th century charterhouses.















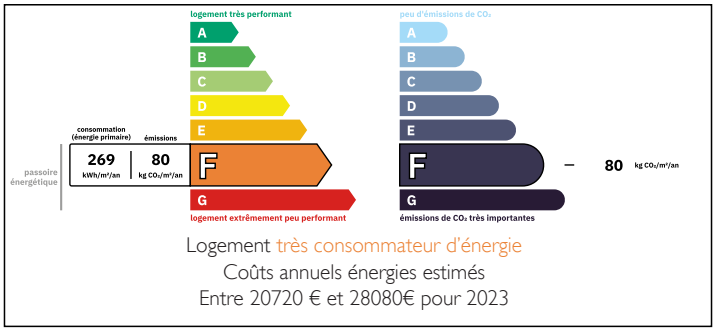
INFORMATION

Town:	Saint-Avit-Saint-Nazaire
Department:	Gironde
Bed:	6
Bath:	4
Floor:	650 m2
Plot Size:	70000 m2

IN BRIEF

Located in the heart of a rural environment on the border of Gironde and Dordogne, this exceptional residence dating from 1686 seduces with its timeless charm and its carefully preserved original materials.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 20720 € et 28080€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**4100 EUR**

NOTES

DESCRIPTION

This charterhouse is a large rural property in southwest France, featuring noble architecture that blends seamlessly into its agricultural setting.
Nestled in the heart of a hilly landscape, it offers a unique living environment blending history, authenticity, and tranquility.

This superb stone residence is distinguished by its unique layout around two courtyards:
The first, accessible by a bridge over a moat, offers spectacular access to the property.
The second, a courtyard surrounded by buildings (living areas and outbuildings), constitutes a truly intimate and preserved living space.
The main building, framed by two elegant towers, offers a harmonious façade that is particularly representative of the region's noble architecture.
The main entrance is at the center of this building and connects the main courtyard to the rear park, creating a unique and luminous perspective upon arrival.
At the rear, a vast vaulted hall with exposed stone walls and rammed earth floors offers a warm and authentic atmosphere.
The generously proportioned living rooms feature French ceilings with exposed beams and natural light thanks to the numerous openings.

The reception rooms, meanwhile, are spacious and bright, featuring period features carefully preserved by the current owners:
• Finely crafted woodwork and wall tapestries,
• Painted overmantels above the doors and fireplaces,
• Monumental carved fireplaces,
• Antique herringbone parquet floors and antique terracotta tiles,
• French ceilings, giving each living room a unique character.
. Rammed earth floors...

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