

Property combining elegance and potential 7 rooms, 271 m Garden 4400 m Outbuildings 500 m Guesthouse

EXCLUSIVE



INFORMATION

Town:	Saint-Germain-d'Esteuil
Department:	Gironde
Bed:	4
Bath:	4
Floor:	271 m2
Plot Size:	4451 m2

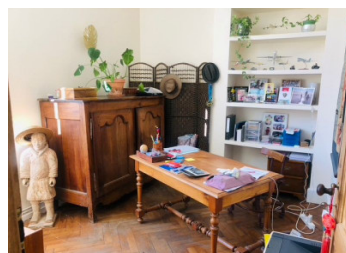
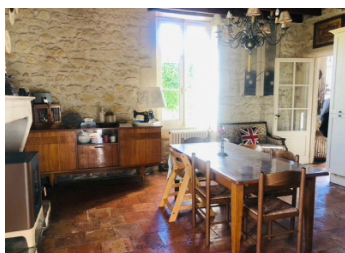
IN BRIEF

Charming house with swimming pool and independent studio in the heart of the Médoc

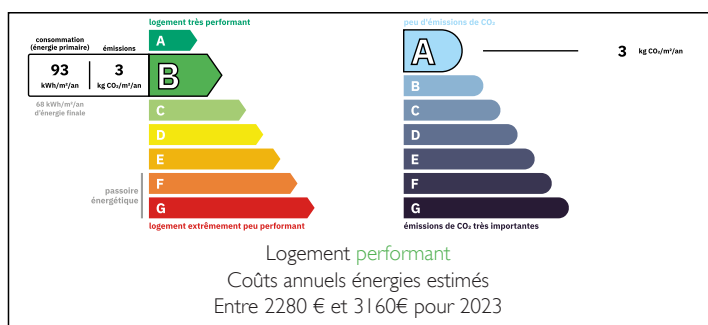
Nestled in the heart of the Médoc region, between renowned vineyards, the Gironde estuary, and ocean beaches, this elegant residence offers approximately 271 sq m of living space within a 4,400 sq m wooded park.

From the moment you enter, you'll be captivated by the spacious country kitchen with its fireplace, two bright reception rooms, an office, a laundry room, and ample storage. Upstairs, four comfortable bedrooms each have their own private bathroom and a large dressing room.

Outside, the property offers an exceptional living environment with a swimming pool, a large terrace, a well, and outbuildings. An independent studio, currently being renovated, is a valuable asset for

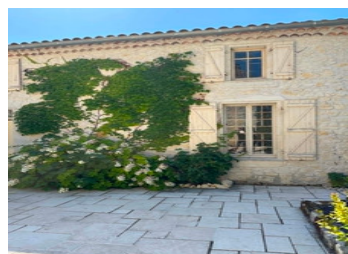
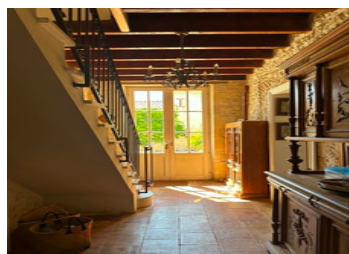


ENERGY - DPE



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

Médoc – Exclusive – Elegant 19th-Century Residence with Exceptional Potential

Charming 19th-century residence with swimming pool and independent studio in the heart of the Médoc.

Nestled between renowned vineyards, the Gironde estuary, and ocean beaches, this elegant 19th-century property offers a privileged lifestyle in the heart of the Médoc.

Set within a wooded park of over 4,400 m², this characterful residence offers approximately 271 m² of living space and captivates with its generous proportions, authenticity, and numerous possibilities for use.

From the moment you enter, the charm is undeniable. A spacious entrance hall leads to a welcoming country kitchen with a fireplace, the true heart of the home. Two reception rooms provide a convivial and refined atmosphere for entertaining family and friends. A separate office offers an ideal space for remote work or professional activities.

The upper floor features four beautiful bedrooms, each with its own bathroom, ensuring comfort and privacy for all occupants. A large dressing room completes this sleeping area. Outside, the landscaped garden invites relaxation around the swimming pool and large terrace. The outbuildings offer numerous possibilities for conversion to suit individual needs.

An independent studio currently being renovated is a significant added bonus: a guest house, workspace, tourist accommodation, or supplementary rental income.

This property is ideal for a family seeking a characterful primary residence, as well as for buyers looking for a charming second home or a hospitality project in one of the most authentic regions of the Atlantic coast.

LOCAL TAXES

Taxe foncière: 1556 EUR

NOTES