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Ref: A43953BTU33 Price: 695 000 EUR

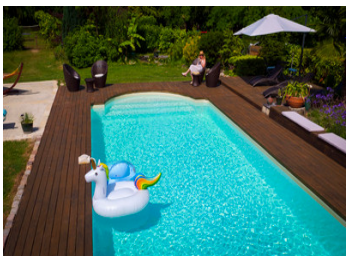
agency fees included: 4 % TTC to be paid by the buyer (667 000 EUR without fees)

Elegant Stone Family Estate near Bordeaux – Landscaped Gardens, Pool & Independent Living Potential















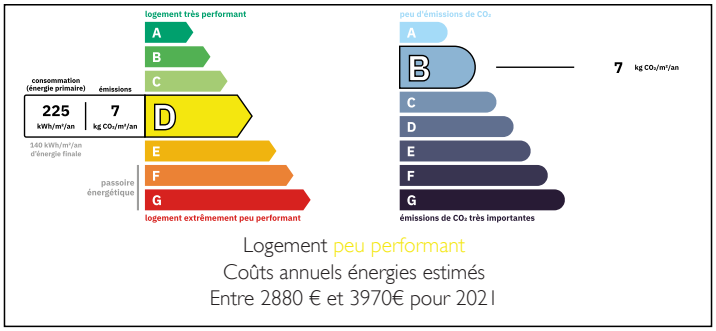
INFORMATION

Town:	Lignan-de-Bordeaux
Department:	Gironde
Bed:	7
Bath:	3
Floor:	262 m2
Plot Size:	3544 m2

IN BRIEF

Located just 17 km from Bordeaux, this beautifully renovated stone family home offers around 262 m² of living space set within over 3,500 m² of landscaped and enclosed gardens. The property features generous reception areas, two kitchens, seven bedrooms, a study/office and three bathrooms, providing an ideal layout for a large family or a hospitality project. Outside, an elegant 11 x 5 meter swimming pool with exotic wood decking is complemented by two shaded terraces, a play area and a vegetable garden. Within walking distance of the charming village of Lignan-de-Bordeaux and its amenities, the property also offers convenient access to transport links into Bordeaux. Spacious, versatile and surrounded by nature, it presents an excellent lifestyle opportunity.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2880 € et 3970€ pour 2021

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:	**2500 EUR**

NOTES

DESCRIPTION

Just a short distance from Bordeaux, this charming stone property offers an exceptional lifestyle surrounded by nature. Set within over 3,500 m² of beautifully landscaped and fully enclosed grounds, the house impresses with its generous proportions, excellent maintenance and welcoming family atmosphere.

The home provides around 262 m² of living space, complemented by a 35 m² garage. Recently renovated, the property successfully blends the timeless character of traditional stone architecture with modern comfort and practicality.

Inside, the spacious living areas create a warm and inviting setting for both everyday life and entertaining. Multiple reception rooms and dining spaces allow for comfortable gatherings, while two fully equipped kitchens offer flexibility for larger households or multi-generational living.

In total, the property includes seven bedrooms, a study, three bathrooms and four toilets, ensuring privacy and comfort for family members and guests alike. The layout naturally lends itself to being divided into two independent living sections, making it particularly suitable for extended family living or hospitality projects.

The outdoor areas are equally appealing. The landscaped garden provides a peaceful green setting ideal for relaxation and leisure. At its centre lies an elegant 11 x 5 meter swimming pool bordered by a beautiful exotic wood terrace. Two shaded terraces create perfect spots for outdoor dining, while children can enjoy the play area and gardening enthusiasts will appreciate the vegetable garden.

The property enjoys a tranquil setting just 17 km from central Bordeaux, yet lies only a short walk from the charming and lively village...