LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44439GUH33 Price: 729 900 EUR

agency fees included: 4 % TTC to be paid by the buyer (700 000 EUR without fees)

Domaine de la Barre is an exceptional stone property perched on a hillside in the heart of the Côtes de Bourg















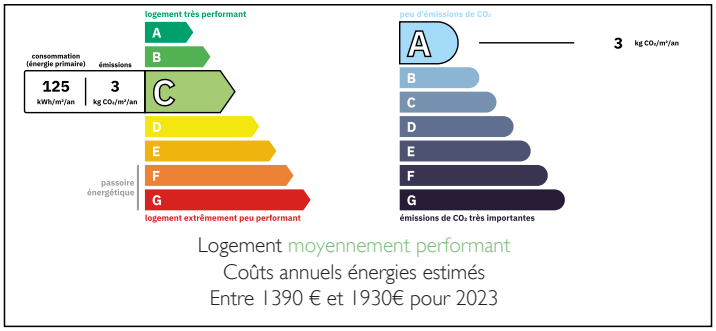
INFORMATION

Town:	Bourg
Department:	Gironde
Bed:	5
Bath:	0
Floor:	332 m2
Plot Size:	1700 m2

IN BRIEF

Domaine de la Barre is an exceptional stone property perched on a hillside in the heart of the Côtes de Bourg and Côtes de Blaye vineyards, commanding breathtaking panoramic views over the rolling countryside. The beautifully renovated main house offers several distinctive bedrooms, a stunning covered Mediterranean courtyard centred around an olive tree, and a large swimming pool set against an unobstructed horizon of vines. A vaulted stone space houses both a premium infrared sauna and a wine tasting area. Three fully independent self-catering gîtes, each housed in separate stone buildings with their own fireplace, kitchen and character, complete this remarkable ensemble. Whether for an exclusive family retreat or a premium rental venture, Domaine de la Barre offers a rare and unforgettable experience of French country living at its very finest.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1390 € et 1930€ 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:	**2083 EUR**

NOTES

DESCRIPTION

A Story Written in Stone and Light
Domaine de la Barre is not simply a property — it is a place that stays with you. Perched on a hillside in the heart of the Côtes de Bourg wine country, it commands a panoramic view over the vineyards that is, at any hour of the day, simply breathtaking. The wrought-iron gates open onto a world of quiet beauty, where the surrounding vines, the wide skies and the distant shimmer of the estuary conspire to make you feel, instantly and completely, that you have arrived somewhere extraordinary.
The estate has been shaped over time with care and an instinctive sense of what makes a place feel alive. The main house has been restored with respect for its origins — the stone, the proportions, the spirit of the building — while welcoming the comforts and pleasures of contemporary living. Inside, spaces flow naturally from one to the next, each with its own mood and character, all united by the same generous light that floods in from every direction. The bedrooms each tell their own story, with personalities ranging from bold and playful to soft and deeply romantic. Some open onto the vineyards and the valley beyond, offering a view that makes every morning feel like a privilege. Others are turned inward, quieter and more intimate, but no less full of character.
A Vaulted Stone Space for Wine and Wellbeing
Hidden within the estate's stone outbuildings, a vaulted space carved from the...