LEGGETT
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Ref: A44536BTU33 Price: 565 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (540 000 EUR without fees)

Elegant Stone Country Estate with Guesthouse, Pool, and Income Potential















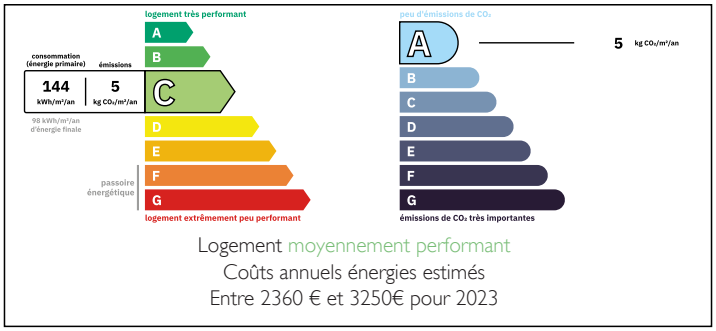
INFORMATION

Town:	Tarnès
Department:	Gironde
Bed:	8
Bath:	4
Floor:	387 m2
Plot Size:	3773 m2

IN BRIEF

Charming stone estate set in the countryside between Libourne and Saint-André-de-Cubzac, offering a beautifully restored main house with six bedrooms, elegant living spaces, and modern heating. The landscaped grounds of over 3,700 m² include a swimming pool and two independent guesthouses, ideal for hosting, professional use, or rental income. A rare opportunity combining lifestyle appeal, privacy, and investment potential in a sought-after location.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2360 € et 3250€ 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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NOTES

DESCRIPTION

Set in a peaceful rural environment between Libourne and Saint-André-de-Cubzac, this distinguished stone estate offers an exceptional blend of character, comfort, and investment potential. Within easy reach of major transport routes, schools, and amenities, the property enjoys both privacy and convenience—ideal for international buyers seeking a refined countryside lifestyle with income opportunities.

The main residence sits within a fully enclosed landscaped park of over 3,700 m². Carefully restored to preserve its original charm, the home showcases generous ceiling heights, traditional materials, and an elegant yet practical layout. The ground floor features a bright, welcoming kitchen centered around an impressive original fireplace, a refined living room, and a spacious dining area—each enhanced by its own stove, creating a warm and inviting atmosphere. Two bedrooms are located on this level, including a private suite with its own shower room, alongside a utility/boiler room equipped with an energy-efficient heat pump system.

Upstairs, four additional bedrooms provide ample accommodation, including a second suite. A combination of a bathroom, a shower room, and a dedicated dressing area ensures comfort and functionality for family living or hosting guests.

Outdoors, the property continues to impress with its mature grounds and an attractive swimming pool, perfectly suited for relaxation and entertaining during the warmer months.

A key feature of this estate is the presence of two fully independent guesthouses. These versatile spaces open up numerous possibilities: hosting family and friends with complete autonomy, operating a professional activity, or generating rental income in a highly desirable region.

Combining...