

## 6-bed Dordogne farmhouse with river views & pool, close to Bordeaux and Saint-Émilion



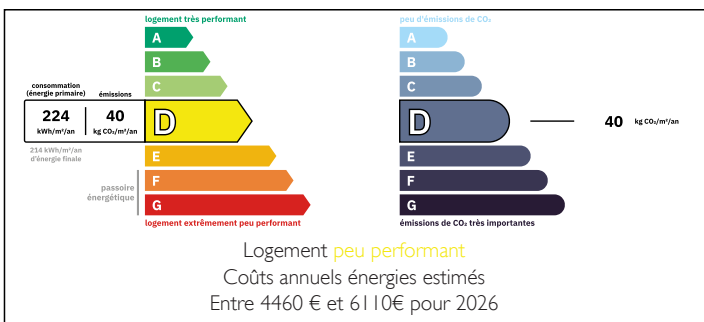
## INFORMATION

Town:	Pessac-sur-Dordogne
Department:	Gironde
Bed:	6
Bath:	3
Floor:	250 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Characterful 6-bedroom farmhouse in Pessac-sur-Dordogne enjoying an elevated position with lovely views over the Dordogne River and surrounding vineyards. Offering spacious accommodation across two floors, including multiple reception rooms and 3 bath/shower rooms. Outside, there are ample gardens, a covered terrace, swimming pool and a barn. A vineyard, currently farmed under an informal arrangement, adds to the setting. Ideally located within easy reach of Bordeaux and Saint-Émilion, this is a well-positioned home with strong lifestyle and investment appeal. This property also has an established holiday home rental income.

## ENERGY - DPE



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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

Enjoying an elevated position overlooking the Dordogne River, this characterful former farmhouse is situated in Pessac-sur-Dordogne, with open views across the surrounding countryside and vineyards. The setting is a real highlight, offering a peaceful environment with a lovely outlook, while remaining within easy reach of key destinations including Bordeaux and the renowned wine village of Saint-Émilion.

The ground floor includes a recently refitted kitchen/dining area (2022), combining modern convenience with the property's authentic charm, featuring exposed stone walls, beams and terracotta floor tiles. There is also a good-sized laundry/utility/storage room with adjoining boiler room, where a new boiler was installed in 2023.

There are several reception areas, including a grand 47 m<sup>2</sup> salon with original flooring and an impressive fireplace, as well as a spacious 40 m<sup>2</sup> games room. This versatile space was converted in 2021 and benefits from a log burner, making it equally suited as an additional living area for year-round use.

Also on this level are two bedrooms, one with en-suite shower room, along with a separate bathroom with bath and separate WC.

Upstairs, there are three further bedrooms, a bathroom with shower, an additional bedroom under the eaves, and a mezzanine area which could serve as a study or occasional sleeping space. The property also benefits from high-speed fibre broadband, making it ideal for remote working or extended stays.

Outside, the property enjoys ample gardens and is perfectly positioned to take advantage of the views towards the Dordogne River. A covered terrace provides a delightful...

## NOTES