LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45333MGD33 Price: 731 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (690 000 EUR without fees)

Fabulous property with large main house, 3 gites, 2 pools, outbuildings & land. Near Blaye















INFORMATION

Town:	Blaye
Department:	Gironde
Bed:	8
Bath:	5
Floor:	362 m2
Plot Size:	8503 m2

IN BRIEF

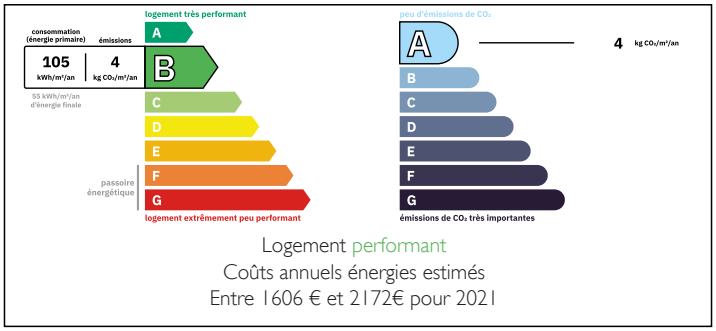
This exceptional,fully renovated estate offers high-end features and excellent commercial potential. The main residence comprises a spacious kitchen, 3 bedrooms, 2 bathrooms and a large private pool.

The property further includes 3 fully operational, renovated gîtes each equipped with dedicated bedrooms, bathrooms, kitchen and a separate communal pool for guests. With a jacuzzi for 5 people. This setup ensures immediate, proven rental income.

Additionally, substantial outbuildings provide significant opportunities for further development or expansion.

Featuring panoramic views across the entire estate, this property represents a premium investment combining a luxury residence with a turnkey hospitality business.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1606 € et 2172€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

If you dream of living in the French countryside while running your own business, this exceptional property is your perfect match. Offering peace and complete privacy, this beautifully situated country house allows you to live comfortably while managing your own on-site gîtes.
The entire property has been recently renovated to a high standard and it is completely move-in ready. All you need to do is unpack. Ideally located in the rolling hills of the Gironde, it combines rural tranquility with excellent accessibility
Could this be the lifestyle change you've been looking for? Don't miss out on this unique opportunity.

The property has been fully renovated (2020–2025) by professionals and is therefore covered by a ten-year warranty: insulation, refurbished façades, new roofs, drainage systems upgraded to current standards in 2021 (one for the main house and one for the gîtes), and electrical systems brought up to standard.

Stone outbuildings (former wine cellars) covering 240m², suitable for conversion into a venue for seminars, receptions, a residence, etc.

Out in the countryside, but not isolated.
Plenty of parking space
Air conditioning throughout

Note: the three holiday cottages are sold fully furnished and equipped

Main house:
* downstairs
kitchen 29 m²
dining room 19 m²
living room 32 m² ...

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