LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47131NF33 Price: 395 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (376 000 EUR without fees)

A character property steeped in history, 15 km from the ocean















INFORMATION

Town:	Queyrac
Department:	Gironde
Bed:	6
Bath:	3
Floor:	284 m2
Plot Size:	2349 m2

IN BRIEF

Character Stone Property – Queyrac

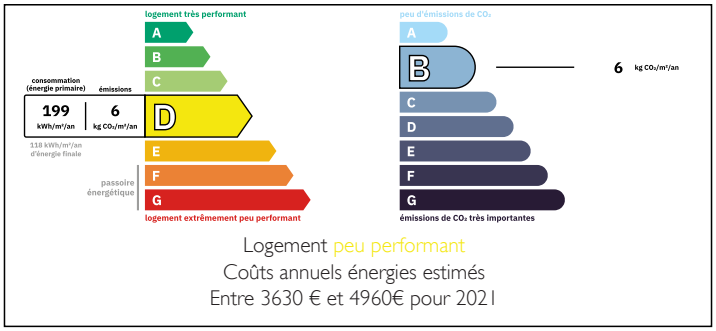
Located just 20 minutes from Soulac and the ocean, discover this stone property of approximately 290 m², set on a 2,300 m² plot. It features 11 main rooms, 6 bedrooms, and 3 interconnected living units—ideal for a large family or a bed-and-breakfast venture.

Authentic charm abounds, featuring traditional Gironde floor tiles and exposed stonework.

Equipped with a heat pump and solar panels.

Outdoors, there is a 10 x 5 m swimming pool, a wading pool with a waterfall, a fully equipped plant room, and a lovely gazebo perfect for family meals. A large conservatory adjoining the wine storehouse houses a kitchen and a spacious dining area.
The property also includes a former wine

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3630 € et 4960€ 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.







DESCRIPTION

Character Stone Property (290 m²) – 6 Bedrooms – Swimming Pool – Queyrac

Located just 15 km from Montalivet and the ocean beaches, discover this authentic stone property of approximately 290 m², set on an enclosed, wooded plot of 2,300 m². It is a charming farmhouse-style home rich in history, offering a wide range of potential uses.

The property comprises 11 rooms, including 6 bedrooms, distributed across three interconnected living units. This highly flexible layout makes it suitable for use as a large family home, a holiday residence, or even a bed-and-breakfast or gîte venture.

A home that has retained its soul

Lovers of authenticity will appreciate the many period features preserved over time, including beautiful Gironde floor tiles and a remarkable oak fireplace lintel salvaged from Queyrac's former Romanesque church.

These elements, combined with the stonework and the property's spacious proportions, give it genuine character and reflect its history.

Spaces designed for living and entertaining

Adjoining the former wine cellar, a large conservatory—fitted out as a kitchen and spacious dining area—creates a wonderfully welcoming living space. It is perfect for large family gatherings, entertaining, or hosting guests.

In the garden, a lovely gazebo offers another delightful spot for al fresco dining in a quiet, shaded setting.

The outdoor area is complemented by a unique swimming pool, built in 1996, which stands out

NOTES