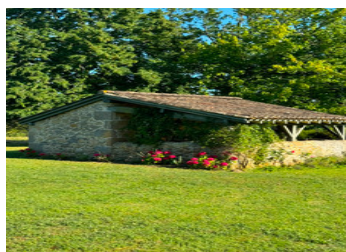


An exceptional property set in over 14 ha of grounds with an infinity pool, just 45 minutes from Bordeaux



INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	4
Bath:	3
Floor:	240 m2
Plot Size:	14000 m2



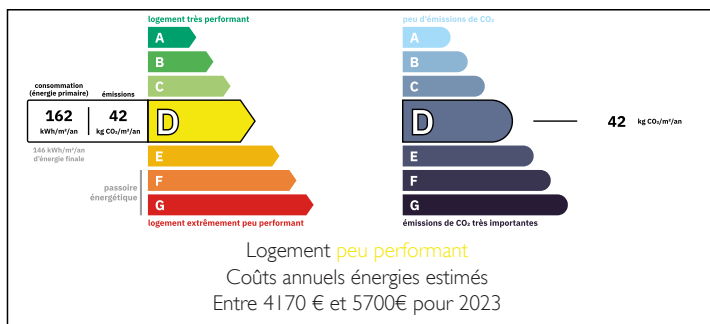
IN BRIEF

Just 5 minutes from the historic medieval town of Bazas—renowned for its UNESCO-listed cathedral, arcaded squares, and rich gastronomy—and 50 minutes from Bordeaux, this exceptional 19th-century stone estate thrives in a preserved South Gironde setting.

Spanning over 240 sqm of living space, the Gironde stone residence pairs historic charm with refined living: original tiles, fireplaces, bright reception rooms, a ground-floor suite, and an independent studio ideal for a guesthouse. The upper floor hosts three elegant bedrooms plus adaptable attic space.

Outside, the 14-hectare estate blends open meadows and peaceful woodland, featuring a magnificent infinity pool and an authentic tobacco drying barn.

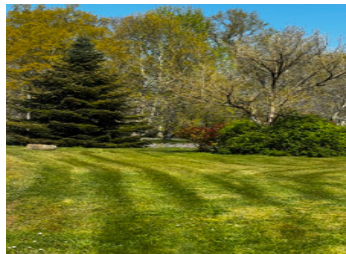
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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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

null

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 672 EUR

NOTES