

SOLD BY LEGGETT IMMOBILIER



INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	5
Bath:	2
Floor:	263 m2
Plot Size:	39701 m2

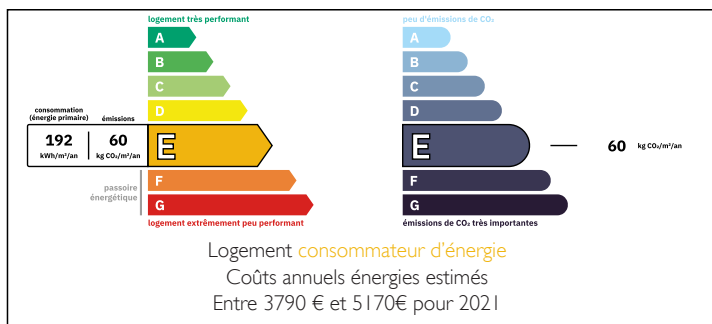
IN BRIEF

Elegant country retreat surrounded by almost 10 acres of pasture.

Initial viewings are online: please contact the listing agent to make your appointment for a virtual viewing

Located in the Gironde department, 85 km to Bordeaux

ENERGY - DPE



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

A rare find which will delight anyone interested in medieval history, this country house a former commanderie, the fortified stronghold that was the home for the commander of the Knights Templar in the 12th Century. In the grounds is evidence of further walls, towers, a presbytery and the chapel which were all part of the original buildings. The current owners have renovated and enlarged the building to create a beautiful country home.

The house occupies a dominant position, with fabulous views over the surrounding valleys. The interior is impressive: with a grand social space in the original stronghold and a comfortable, more contemporary modern wing with living/dining room and kitchen.

Room layout: Ground floor

- the approach to the house is via a vaulted open sided space [10m²]
- entrance hallway [7m²] with a spiral staircase in walnut, which serves 2 floors
- generous living room [42m²] with exposed beams and a fireplace
- utility room [16m²] and boiler room
- separate WC
- circular cave, with a trap door leading to a small underground cellar [both at the bottom of the tower; the last remaining tower of the original 11]
- a large double aspect living / dining room [38m²] with a galley kitchen [15m²] and French doors to a terrace [15m²] for al fresco dining

First floor

- a landing [5m²] which leads to 2 large bedrooms [30m² and 28m²], one with an ensuite bathroom [10m²] and WC and a small sitting area [3.5m²] in the tower
- family bathroom [11m²] with WC and a Jacuzzi bath
- access to a large...

LOCAL TAXES

Taxe foncière: 759 EUR

Taxe habitation: EUR

NOTES