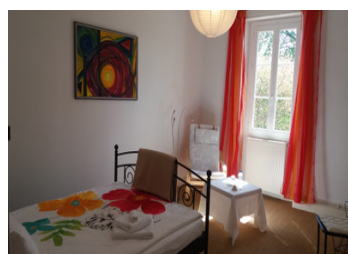


## Magnificent property in the Médoc near the Atlantic Ocean



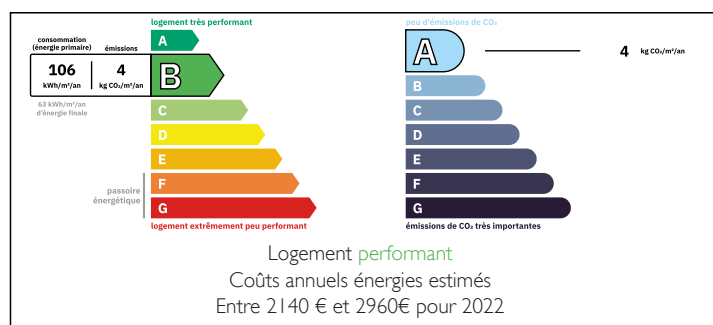
## INFORMATION

Town:	Lesparre-Médoc
Department:	Gironde
Bed:	14
Bath:	6
Floor:	535 m2
Plot Size:	6000 m2

## IN BRIEF

Large stone house with pool and possibility of tourist activity as a guest house. Lovingly renovated with original features. Situated in the centre of one of the largest wine-growing areas in the world and close to the Atlantic Ocean.

## 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

This magnificent, tastefully renovated property with approx. 540 m<sup>2</sup> of living space and over 6,000 m<sup>2</sup> of fully enclosed parkland with old trees and fruit trees is ideally located in the heart of the Médoc, close to the vineyards and just 20 km from the Atlantic Ocean and its sandy beaches.

The property comprises two residential buildings and outbuildings, the oldest part of which dates back to 1870.

The private part, with around 240 m<sup>2</sup> of living space, was refurbished in a modern style in 2013 and includes, in addition to an entrance hall, a bedroom (20 m<sup>2</sup>), an office with access to a magnificent wine cellar offering ideal storage facilities for 1,200 bottles of wine, a lounge and dining room with an open-plan fitted kitchen, a shower room/WC and a boiler room. On the upper floor there are two bedrooms (approx. 18 m<sup>2</sup>) and a shower room/WC, a dressing room (13 m<sup>2</sup>), a bedroom (approx. 36 m<sup>2</sup>) with shower room/WC, a corridor and a gallery. This part of the house is heated by a heat pump and underfloor heating on the ground floor and by electric radiators with heat storage on the first floor.

A 300 m<sup>2</sup> residential building, which can also be used as a guest house, was carefully renovated in 2013 and comprises a bedroom (33 m<sup>2</sup>) and a shower room/WC on the ground floor. The entrance hall leads to a 31 m<sup>2</sup> living room with fireplace, a 38 m<sup>2</sup> dining room...

## LOCAL TAXES

**Taxe foncière: 3230 EUR**

**Taxe habitation: EUR**

## NOTES