

UNDER OFFER. Winemaker's house, 25km from Bordeaux



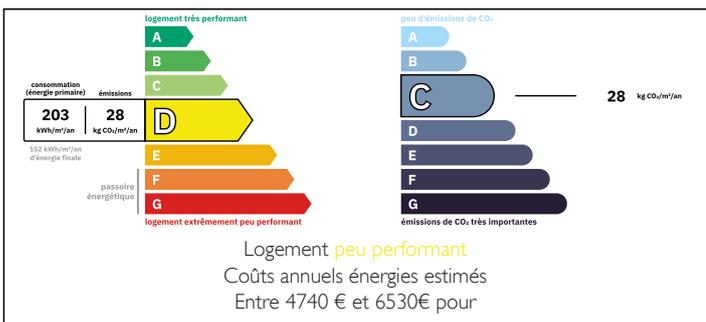
INFORMATION

Town:	Arsac
Department:	Gironde
Bed:	6
Bath:	3
Floor:	350 m2
Plot Size:	20000 m2

IN BRIEF

This character property with 350m² of living space is surrounded by an enchanting garden with heated swimming pool as well as private woodland. This country home offers single floor living with 5 of the 6 bedrooms located on the ground floor. The expansive ground floor also has 4 spacious reception rooms with open fireplaces, a veranda, and a fitted kitchen. A tasting room, all important in this renowned wine region, with a brick bread oven, is located next to the kitchen. Located on the Médoc wine route, the village of Arsac, is 25km from Bordeaux and has a range of quality local shops.

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 charming winemaker's house on a quiet lane in the village of Arzac that has maintained many of its period features. The 2 hectares of land are split between the garden including a heated swimming pool and woodland. The extensive 350m² of living space is predominately on the ground floor and could quite easily be split into two interconnected living spaces. The west wing has 4 ground floor bedrooms and 2 bathrooms and 2 reception rooms. The east wing has 2 en suite bedrooms, a large living room with working fireplace, dining room, veranda, fitted kitchen, utility room and a tasting room featuring a brick bread oven.

This home is perfect for entertaining. A wooden pergola sits next to the heated swimming pool for alfresco dining in the shade. Working fireplaces make this characterful house perfect for Christmas celebrations too. A stone extension to the house close to the swimming pool houses a jacuzzi. Additional outbuildings include a garage for garden equipment and stables. The garden is fenced with an electric gate. The house has gas heating and reversible air conditioning in several rooms.

Arsac is a dynamic village easily accessible to Bordeaux which is 25km away. Bordeaux airport is a 28-minute drive. Arzac is next to the Médoc wine route and several Cru Classé wine Châteaux are within minutes of this property. Lacanau and other Atlantic beaches are also easily accessible via quiet country roads.

Information about risks to which this property is...

LOCAL TAXES

Taxe foncière: 3230 EUR

Taxe habitation: EUR

NOTES