

Maison de Maître 1850, 2 Gîtes, Pool, Garden, Private Setting. Outbuildings. Between Reignac & Etauliers



INFORMATION

Town:	Reignac
Department:	Gironde
Bed:	9
Bath:	4
Floor:	338 m2
Plot Size:	8318 m2

IN BRIEF

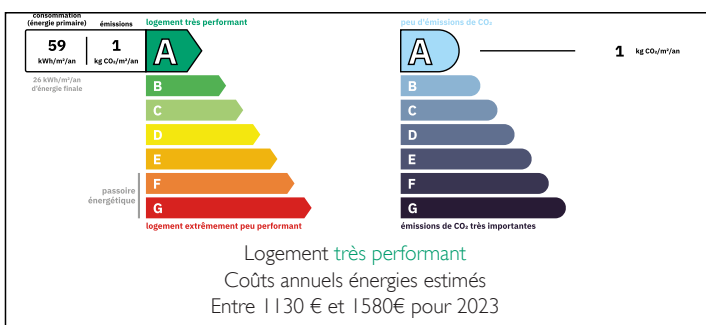
Elegant, beautiful and stylish Maison de Maître, completely renovated with an exceptional A for energy rating, comprising of a main house, 2 gîtes and outbuildings.

Located between Reignac & Etauliers, this property positioned at the end of a hamlet offers you a wonderful setting surrounded by vineyards.

A large private driveway leads you to this bourgeois property which has been renovated with high quality materials while retaining its authenticity : stone walls, white cut stone, wooden windows, fireplace and high ceilings which provide you with a wonderful sense of grandeur.

Composed of a main house of 226m² with 5 bedrooms and 2 independent gîtes of 56m² each with 2 bedrooms in each gîte.

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

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Energy rating A

Brand new heat pump installed September 2024

Underfloor heating: kitchen, dining room, entrance and back kitchen.

Wooden double glazing

High performance insulation

Swimming pool: new liner 2023 and new pump 2023 - compliant safety curtain

Roofs redone between 2012 and 2024

Photovoltaic panels x 45 - 9Kw - Resale only

Mains drainage

Fiber available

LOCAL TAXES

Taxe foncière: 2029 EUR

Taxe habitation: EUR

NOTES

Access to the property is via a private, tree-lined driveway with a closed garage and small outbuildings on your left.

The main house is composed on the ground floor:

Entrance hall with its period tiles - 10m²

Dining room - with access to the garden - 19m² -

Fully equipped kitchen - 19m²

Back kitchen - 7m²

Living room with open fireplace and stairs to access the first floor - 50m²

Bedroom 1 - 15m²

Bedroom 2 / Office - 14m²

Shower room: composed of a shower, sink and toilet - 3m²

FIRST FLOOR

Bedroom 3 - with a toilet and sink - 19m²

Bedroom 4 - with its Juliet balcony - 15m²

Bedroom 5 - 13m² with a 13m² adjoining room. This could be a dressing room/spare bedroom/office/bathroom

Shower room with shower, toilet and washbasin - 5m²

OUTBUILDINGS