

## Elegant Former Wine Estate in the Heart of Médoc.



## INFORMATION

Town:	Gaillan-en-Médoc
Department:	Gironde
Bed:	5
Bath:	2
Floor:	1000 m2
Plot Size:	5400 m2

## IN BRIEF

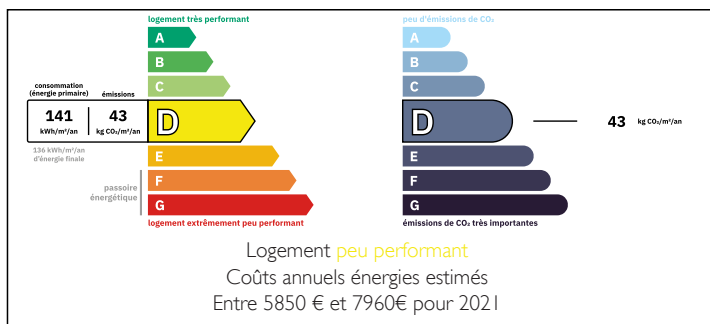
Nestled in the prestigious Médoc region, this former wine estate offers the perfect blend of luxury, space, and opportunity. Set on over 5,000 m<sup>2</sup> of land, this exceptional property is an invitation to experience the French countryside at its finest, while being just a stone's throw from the Atlantic coast and Bordeaux. Expansive Living Space: The main house spans 585 m<sup>2</sup>, including a grand 95 m<sup>2</sup> master suite, an 80 m<sup>2</sup> family suite, and additional bedrooms each with private bathrooms.

Independent Flats: Five flats ranging from 80 to 110 m<sup>2</sup>, each with its own enclosed garden, provide excellent rental or guest accommodation potential.

Leisure & Relaxation: A large winter garden (100 m<sup>2</sup>), pool house with a 5x10m swimming pool, and picturesque grounds make for an idyllic retreat.

With a convertible barn and attic ready to be transformed into an additional 80 m<sup>2</sup>...

## 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.



## LOCAL TAXES

**Taxe foncière:** 4200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This luxurious estate is a rare find in the sought-after Médoc region. The main house offers a spacious layout with high-end finishes, from the large fitted kitchen to the expansive master and family suites, ensuring comfort and style throughout. The stunning winter garden is perfect for enjoying the beauty of every season, while the pool and grounds provide a serene escape.

In addition to the main residence, five independent flats offer flexibility for generating income as gîtes or vacation rentals. The property's extensive grounds, pool house, and proximity to both the coast and renowned Médoc vineyards create a peaceful yet vibrant setting, ideal for developing a boutique guesthouse, holiday retreat, or family estate.

Whether you seek a tranquil private residence, a thriving hospitality business, or both, this former wine estate offers endless possibilities in one of France's most picturesque regions.

-----

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