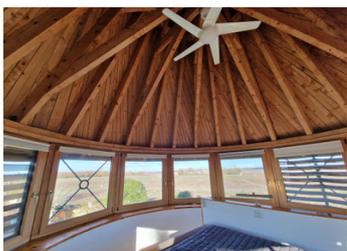


A mill, a cottage and a large house with blue shutters surrounded by prestigious vineyards

EXCLUSIVE



INFORMATION

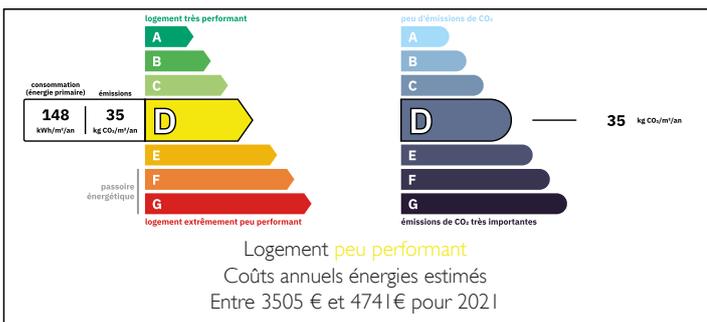
Town:	Margaux-Cantenac
Department:	Gironde
Bed:	8
Bath:	6
Floor:	350 m ²
Plot Size:	4652 m ²

IN BRIEF

This property offers the full package as a dream home and tourist destination.

A large house with blue shutters and roses galore, a stone cottage and a renovated mill offering panoramic views across the famous vineyards of Margaux. No neighbours but close to the village, this is possibly the most romantic setting close to Bordeaux. The ideal property for a buyer looking for a unique character house that is also its own tourist destination. Located on the Médoc wine route surrounded by famous vineyards this property offers a home and two gîtes but could be remodelled to be a large family holiday rental, perfect for family events.

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

The house with blue shutters is split into two parts. The main home with 6 bedrooms and the 'cottage' gîte. The renovated mill with an ardoise roof stands majestically in the garden close to the main house.

The renovated mill has a kitchen and dining area leading onto a private terrace on the ground floor, bathroom and wc on the 1st floor and a bedroom with 360° views of prestigious vineyards from the 2nd floor.

The cottage offers 56m² of ground floor living space with one bedroom. A large and light living space opens onto the kitchen and features a wood burner. The shower room with wc and washing machine is decorated with travertine tiling. The 'cottage' has separate access direct from the car park and has a private terrace.

The main house has a character country kitchen with dining area that opens onto a paved terrace. A charming living room next door boasts a working open fire. A 34m² room with West, East and South facing windows and a log burner is currently used as a bedroom but could be a bright reception room. A TV room and bathroom with wc are next door. An office, laundry room and double garage complete the ground floor of the main house.

The first floor has 5 bedrooms and 3 bathrooms. The wooden staircase leads to a reading nook overlooking the garden and vineyards. Each bright bedroom has a large double glazed window with sweeping views across...

LOCAL TAXES

Taxe habitation: EUR

NOTES