

Stunning 19th century Maison de Maître, beautifully presented with 10 bedrooms and 8 Bathrooms.



INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	10
Bath:	8
Floor:	630 m2
Plot Size:	1976 m2

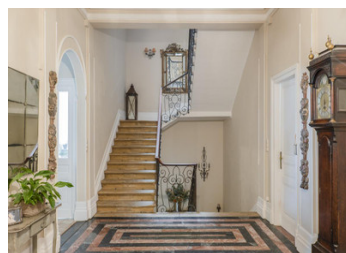
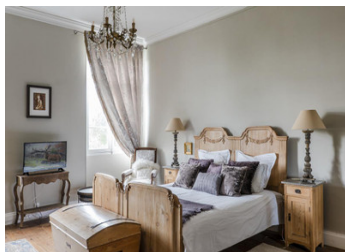
IN BRIEF

Elegant Maison de Maître in a Popular Bastide Town – 10 Bedrooms, Riverside Garden

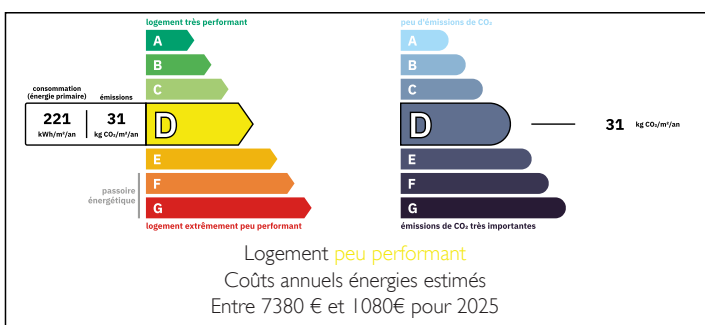
This impressive Maison de Maître is full of character and charm, ideally situated in a sought-after bastide town. With 10 spacious bedrooms and 8 bathrooms, this grand residence offers versatility—perfect as a boutique B&B, corporate retreat, or an elegant family home.

Set within a beautifully mature garden, the property enjoys direct access to the river at the rear, providing a peaceful and picturesque setting. Its location is ideal—close to Bergerac and with easy access to Saint-Émilion and Bordeaux, making it convenient for both local amenities and international connections.

This is a rare opportunity to own a stunning period home in one of the most desirable regions of



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

Elegant Maison de Maître with Gîtes, Riverside Garden & Pool – Heart of a Popular Bastide Town.

This restored Maison de Maître is nestled in the heart of a vibrant and much-loved bastide town, offering a unique blend of space, light, tranquility, and character. Lovingly renovated by the current owner with care and authenticity, the property seamlessly combines historic charm with modern comfort.

Currently operating as a B&B and gîte business, the property includes the main house, three gîtes, a studio, swimming pool, and a stunning mature garden that stretches down to the Dordogne River.

Main House (Maison de Maître)

Entering through elegant double doors, a cobbled carriageway greets you —an enchanting passage that transports you to another time.

The home is full of period features including high ceilings, marble floors, large windows, fireplaces, and an impressive central staircase that acts as the heart of the house.

Ground Floor:

- Entrance Hall: Approx. 15m²
- Kitchen: Approx. 30m²
- Office/Studio (with private entrance): Approx. 30m² – ideal for a treatment room, consulting space, or independent studio

First Floor:

- Landing: Approx. 20m²
- Lounge: Approx. 35m²
- Library: Approx. 23m²
- Dining Room: Approx. 30m²
- Kitchen: Approx. 30m²
- Snug: Approx. 18m²
- WC: Approx. 3m²
- Utility Room: Approx. 20m²

LOCAL TAXES

Taxe foncière: **3876 EUR**

Taxe habitation: **EUR**

NOTES