

Exceptional 19th-Century Estate on the Dordogne – Mansion, Guest House & Buildable Land



INFORMATION

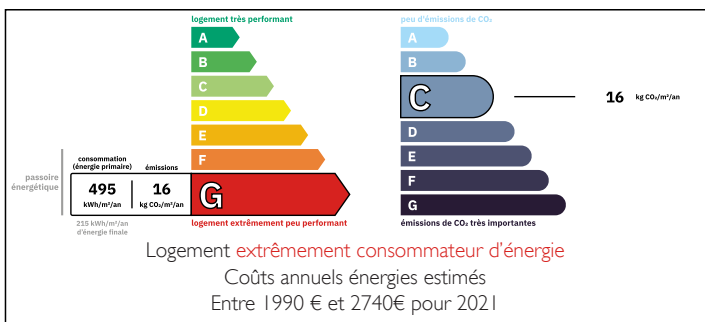
Town:	Bourg
Department:	Gironde
Bed:	6
Bath:	3
Floor:	370 m2
Plot Size:	7500 m2



IN BRIEF

Built in 1850 facing the Dordogne and protected from its tides, this former wine estate lies in the heart of the Bordeaux vineyards, sheltered from northern winds, south-facing, and surrounded by nature. The property includes an elegant stone mansion of over 300 m², a charming 70 m² guest house, a stone-and-timber barn that can be restored over two levels, above-ground quarries of about 80 m², a landscaped plot of 7,500 m² (partly wooded), and a 1,600 m² building plot with dominant views over the river and vineyards. Just a 10-minute walk from a classified village with its citadel, shops, schools, and services, this estate combines charm, potential, and an exceptional quality of life.

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: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This exceptional property, built in 1850, enjoys a unique setting facing the Dordogne River—quiet, sheltered, and perfectly preserved. Once a wine château, it opens onto a traditional stone Girondine mansion offering more than 300 m² of living space.

The ground floor features a spacious 27 m² living room with open fireplace, a 19 m² dining room, and an 18 m² winter garden with an original bread oven. A bright 18 m² study, a 22 m² fitted kitchen, a laundry room, and a separate WC complete this level. Adjoining the kitchen, a 54 m² stone wine cellar, also accessible via an independent entrance, enhances the layout.

Upstairs, the landing leads to four spacious bedrooms, two with stunning river views, along with two large bathrooms and a separate WC. One bathroom of 17 m² offers both a bathtub and shower with double vanity. A 16 m² mezzanine overlooking the wine cellar completes the floor.

The property also includes a 70 m² stone guest house with open-plan kitchen and dining area, a cozy living room with fireplace, and two attic bedrooms upstairs. A 94 m² stone-and-timber barn offers further potential for conversion, while two above-ground quarries of about 80 m² complete the outbuildings.

Outside, the estate features 7,500 m² of preserved, partly wooded land, along with a 1,600 m² building plot that can be serviced, south-facing, and offering unobstructed panoramic views of the Dordogne and surrounding vineyards.

Ideally located just a 10-minute walk from a classified "Ancient Village" with its citadel, shops,...