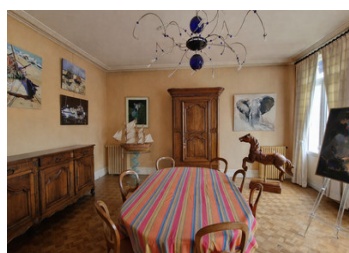
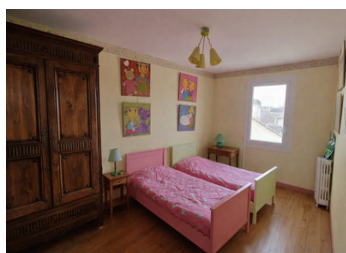
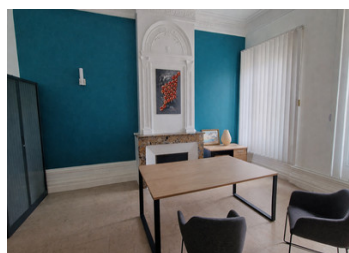


Maison de Maître with Pool, Outbuilding and Large Garage in Castillon-la-Bataille



INFORMATION

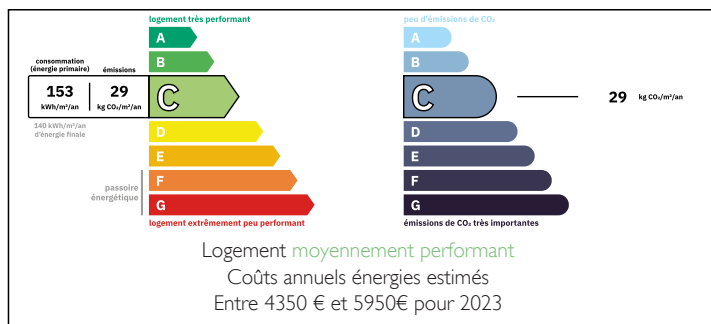
Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	5
Bath:	2
Floor:	297 m2
Plot Size:	591 m2

IN BRIEF

Located in Castillon-la-Bataille, close to Saint-Émilion and its renowned vineyards, this spacious 297 m² maison de maître with swimming pool, outbuilding and garage/workshop of over 100 m² offers excellent potential as a large family home, guest house business or tourism investment.

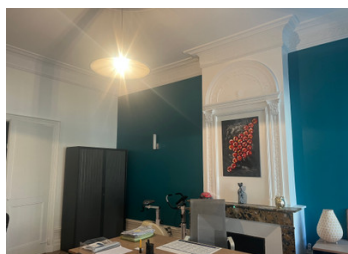
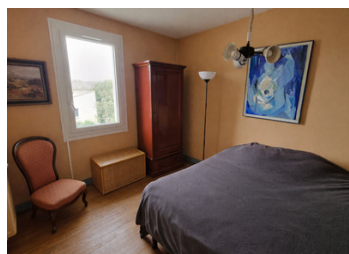
This character property offers 11 rooms including 5 bedrooms, two bathrooms, generous reception areas, an enclosed garden with swimming pool and an outbuilding to renovate. Rare for the area, it combines generous living space, additional outbuildings and a sought-after location with shops, restaurants and train station nearby.

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.



NOTES

DESCRIPTION

This elegant bourgeois townhouse, built in the style of a traditional maison de maître, offers approximately 297 m² of living space over two floors, with generous room sizes and excellent development potential.

The ground floor features several bright reception rooms including lounges and a dining room, as well as a kitchen and additional spaces that could easily suit either family living, tourism or professional projects. Upstairs are five bedrooms and two bathrooms with WC.

The property also benefits from a cellar/basement of more than 60 m², ideal for storage, a workshop or further usable space.

Outside, the enclosed garden includes a swimming pool, terrace and well. An outbuilding in need of renovation offers potential for independent accommodation, an artist's studio or additional entertaining space. A large garage/workshop of over 100 m² is a rare advantage for a town-centre property.

Comfort features already include double glazing, aérothermal heating, fibre internet and mains drainage.

Located in the lively riverside town of Castillon-la-Bataille, the property enjoys easy access to shops, restaurants and the train station while remaining close to Saint-Émilion and its world-famous vineyards.

Rare for the area, this versatile property combines character, generous volumes, additional spaces and a strategic location, making it ideal as a large family residence, guest house business, hospitality project or high-potential rental investment.

Information about risks to which this property is exposed is available on the Géorisques website :