

Unique Rural Retreat with Natural Pond and Certified Organic Land



INFORMATION

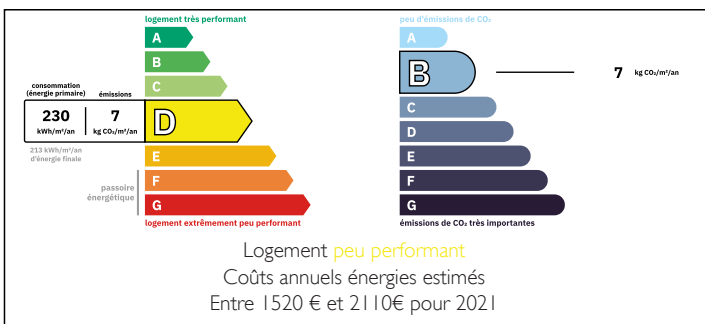
Town:	Noillac
Department:	Gironde
Bed:	7
Bath:	3
Floor:	290 m ²
Plot Size:	50000 m ²

IN BRIEF

Set amidst organically certified land in South Gironde, this rural estate combines historic charm, flexible accommodation, income-generating potential and an exceptional natural environment centred around its own biodiversity-rich pond.

The estate enjoys a truly natural setting, with a pond sustained by a preserved ecosystem that supports a rich diversity of wildlife and flora, including ancient oak trees, dragonflies, wild ducks, orioles and a variety of native plant species. Together, these elements create a unique environment where nature thrives.

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 property comprises a principal residence dating from the early nineteenth century, two independent dwellings and a range of traditional outbuildings, offering considerable flexibility for family occupation, multi-generational living, holiday accommodation, seasonal rentals or a variety of rural tourism projects. Total habitable space is approximately 290m²

The main house provides comfortable accommodation and includes a spacious 45 m² living room, a 32 m² kitchen, two bedrooms, an office, a bathroom and a utility room. Across the estate, a collection of traditional barns, former agricultural buildings and ancillary structures provide approximately 300 m² of additional space. Subject to any necessary permissions, these buildings offer significant potential for a variety of residential, tourism, hospitality, workshop or leisure-related projects.

The two independent dwellings provide five additional bedrooms, two kitchens, two living rooms and two shower rooms, making them ideally suited to extended family accommodation, holiday rentals or a bed and breakfast business.

The estate extends to approximately 5 hectares of pasture, mature trees and natural surroundings organised around the pond. A further 19 hectares are available by separate negotiation, creating the opportunity to acquire a holding of approximately 24 hectares in total, suitable for agricultural, equestrian, tourism, environmental conservation or lifestyle projects.

The property benefits from double glazing, wood-fired heating in the principal residence and independent hot water systems. Wastewater treatment is provided by a septic tank.

Combining character accommodation, extensive outbuildings, development potential and a natural setting, this property presents a rare opportunity to

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