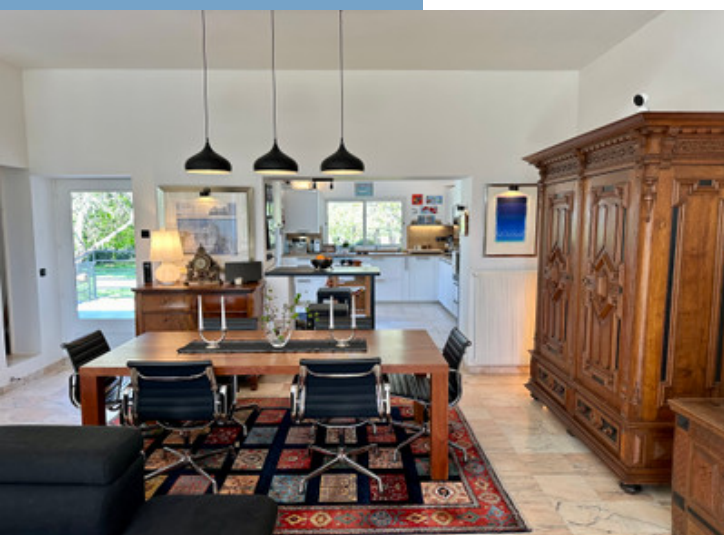




BEAUTIFUL STONE HOUSE 226 M2 COMPLETELY
RENOVATED ON A 6000 M2 PLOT. COMMERCIAL
POTENTIAL.

BEAUTIFUL STONE HOUSE
226 M2 COMPLETELY
RENOVATED ON A 6000
M2 PLOT. COMMERCIAL
POTENTIAL....



| PROPERTY FACT FILE | |
|--|---|
| REFERENCE | A30116PR33 |
| PRICE | € 689,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (665 000 EUR hors honoraires) |
| BEDROOM | 6 |
| BATHROOM | 3 |
| ACCOMMODATION | 226 m² |
| LAND | 6123 m² |
| TOWN | Gaillan-en-Médoc |
| DEPARTMENT | |
| LOCATION | 50km or less to airport |
| TYPE | Maison de Vacances, House, Family Home |
| CONDITION | |
| FEATURES | Swimming Pool, Mains Drains, Garage |
| *Price based on current exchange rate which is subject to change | |



- House of character
- High quality renovation for 2 years
- Close to all shops and amenities
- 20 minutes by car from the ocean and the estuary
- Bright

BEAUTIFUL STONE HOUSE
226 M2 COMPLETELY
RENOVATED ON A 6000
M2 PLOT. COMMERCIAL
POTENTIAL....

Ref : A30116PR33

Charming Stone House with 3 Independent Living Areas – Ideal for Family, Guests, or Rental

This beautifully maintained stone home offers three distinct living spaces, perfect for flexible living and rental income. The main

DESCRIPTIF

Elegant 19th-Century Chartreuse on a Secure 6,000 m² Park – Income Potential & Renovated to High Standards

This beautifully restored Chartreuse, once part of a historic vineyard estate, dates back over 200 years and sits within a magnificent, fully enclosed park of more than 6,000 m², secured by an electric gate and comprehensive surveillance system.

The main residence is located on the upper level and offers modern comfort with timeless charm. A brand-new fully equipped kitchen opens into a spacious, light-filled living and dining area with a wood-burning fireplace insert. This level also includes three bedrooms and a stunning terrace overlooking the park—ideal for enjoying meals outdoors from morning to night.

On the garden level, a private one-bedroom guest suite includes a shower room with WC and a cozy sitting area. The space is pre-equipped for a kitchenette, making it ideal for guests or as a self-contained apartment.

Also on this level is a second, fully independent one-bedroom apartment currently operated as a licensed holiday rental (meublé de tourisme). It features a living room, fully equipped kitchen, shower room with WC, and a private terrace—perfect for generating seasonal rental income.

Additional features include a vast cellar beneath the main house, currently used as a laundry and storage area. Outside, a former wine production building has been converted into a two-car garage, with electrical and drainage connections for a motorhome. This outb

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30116PR33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

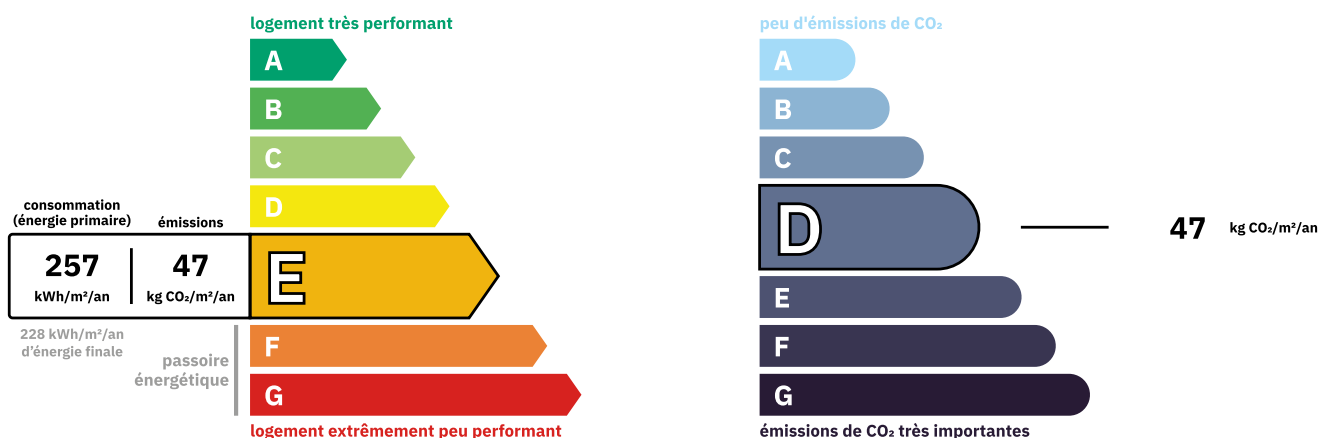
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFUL STONE HOUSE 22
M2 COMPLETELY RENOVATED
ON A 6000 M2 PLOT.
COMMERCIAL POTENTIAL....

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A30116PR33

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 3922 € and 5306€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A30116PR33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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