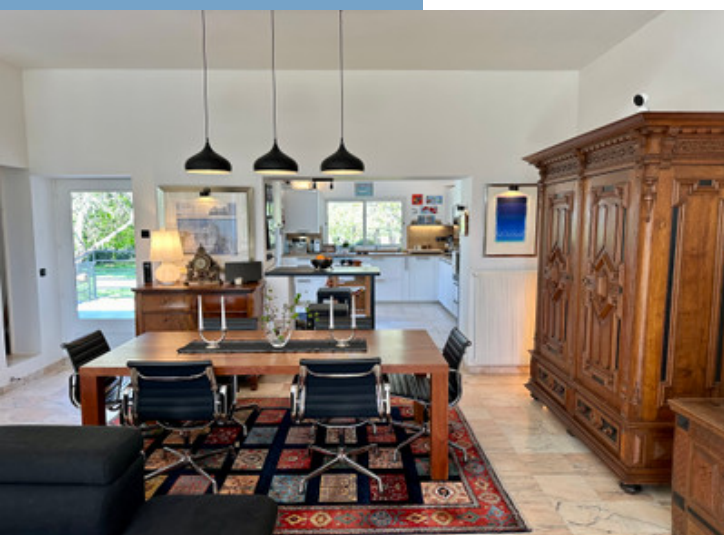




BEAUTIFUL STONE HOUSE 226 M2 COMPLETELY
RENOVATED ON A 6000 M2 PLOT. COMMERCIAL
POTENTIAL.

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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

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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



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