



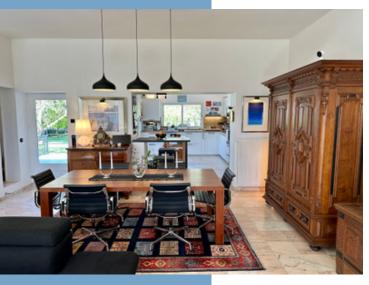


BEAUTIFUL STONE HOUSE 226 M2 COMPLETELY RENOVATED ON A 6000 M2 PLOT, COMMERCIAL POTENTIAL.

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#### 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 m<sup>2</sup>

LAND 6123 m<sup>2</sup>

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

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 m<sup>2</sup> 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 m<sup>2</sup>, 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

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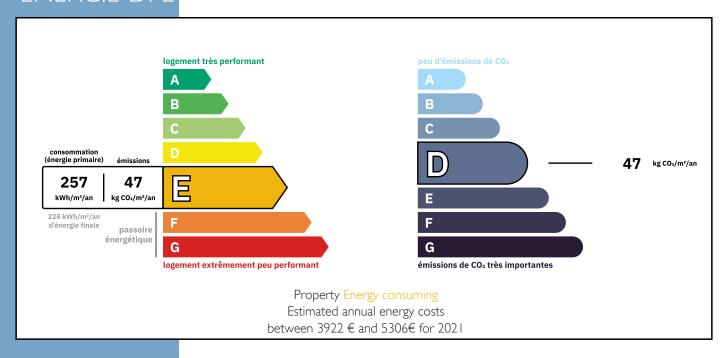


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A30116PR33 COMPLETE FILE AND PHOTO ON REQUEST BEAUTIFUL STONE HOUSE 22 M2 COMPLETELY RENOVATE 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/

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## **ENERGIE-DPE**



### NOTICE

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# CONTACT

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