



A MILL, A COTTAGE AND A LARGE HOUSE WITH BLUE SHUTTERS SURROUNDED BY PRESTIGIOUS VINEYARDS

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A LARGE HOUSE WITH
BLUE SHUTTERS
SURROUNDED BY
PRESTIGIOUS VINEYARDS...



PROPERTY FACT FILE	
REFERENCE	A33737SLI33
PRICE	€ 896,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	350 m ²
LAND	4652 m ²
TOWN	Margaux-Cantenac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





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This property offers the full package as a dream home and tourist destination.

A large house with blue shutters and roses galore, a stone cottage and a renovated mill offering panoramic views across the famous vineyards of Margaux. No neighbours but close to the village, this is possibly the

DESCRIPTIF

The house with blue shutters is split into two parts. The main home with 6 bedrooms and the 'cottage' gîte. The renovated mill with an ardoise roof stands majestically in the garden close to the main house.

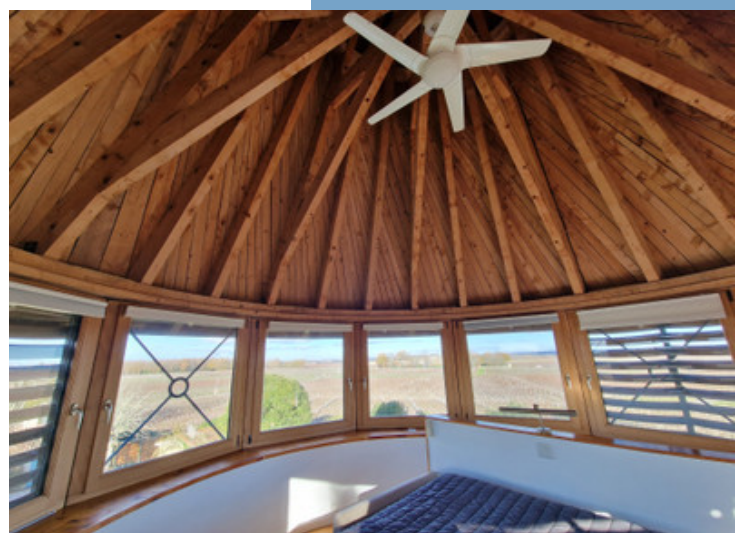
The renovated mill has a kitchen and dining area leading onto a private terrace on the ground floor, bathroom and wc on the 1st floor and a bedroom with 360° views of prestigious vineyards from the 2nd floor.

The cottage offers 56m² of ground floor living space with one bedroom. A large and light living space opens onto the kitchen and features a wood burner. The shower room with wc and washing machine is decorated with travertine tiling. The 'cottage' has separate access direct from the car park and has a private terrace.

The main house has a character country kitchen with dining area that opens onto a paved terrace. A charming living room next door boasts a working open fire. A 34m² room with West, East and South facing windows and a log burner is currently used as a bedroom but could be a bright reception room. A TV room and bathroom with wc are next door. An office, laundry room and double garage complete the ground floor of the main house.

The first floor has 5 bedrooms and 3 bathrooms. The wooden staircase leads to a reading nook overlooking the garden and vineyards. Each bright bedroom has a large double glazed window with sweeping views across the vineyards. The bedrooms measure 24m², 22m², 18m², 15m² and 11m².

A pretty, planted garden includes a g



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33737SLI33>

COMPLETE FILE AND PHOTO ON REQUEST

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

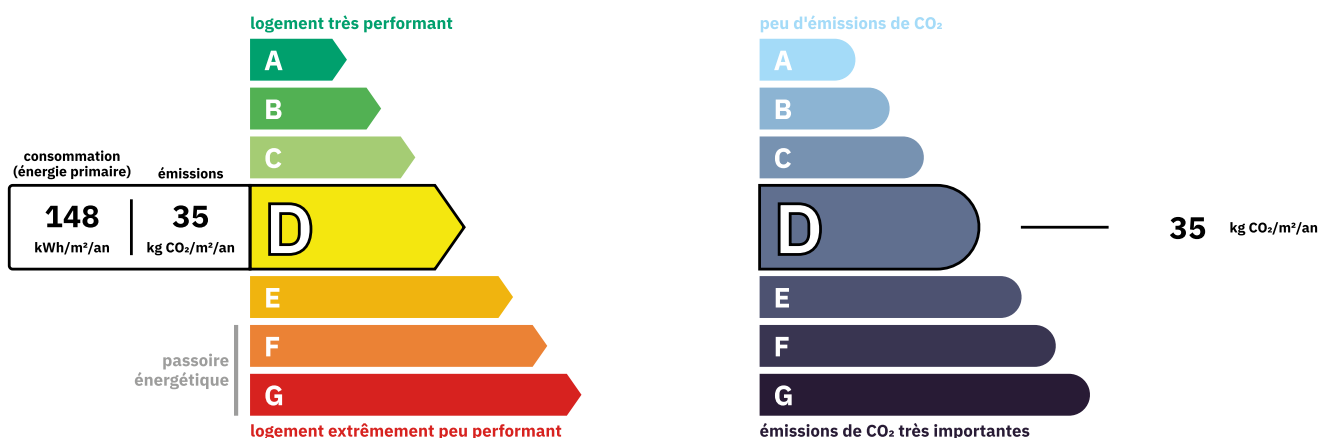
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3505 € and 4741 € for 2021

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CONTACT

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FILE COMPLETE
AND PHOTOS
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