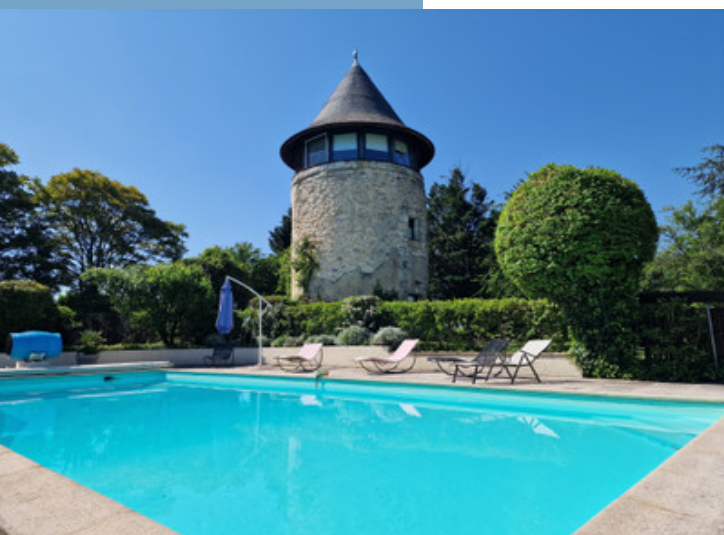




## A MILL, A COTTAGE AND A LARGE HOUSE WITH BLUE SHUTTERS SURROUNDED BY PRESTIGIOUS VINEYARDS

A MILL, A COTTAGE AND  
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 <sup>2</sup>
LAND	4652 m <sup>2</sup>
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>	







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

Ref : A33737SLI33

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.

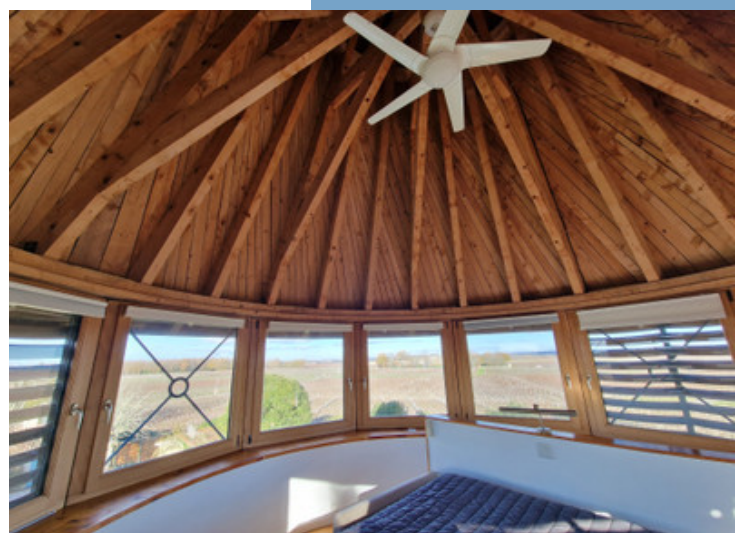
The renovated mill has a kitchen and dining area leading onto a private terrace on the ground floor, bathroom and wc on the 1st floor and a bedroom with 360° views of prestigious vineyards from the 2nd floor.

The cottage offers 56m<sup>2</sup> 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 34m<sup>2</sup> 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 24m<sup>2</sup>, 22m<sup>2</sup>, 18m<sup>2</sup>, 15m<sup>2</sup> and 11m<sup>2</sup>.

A pretty, planted garden includes a g



More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

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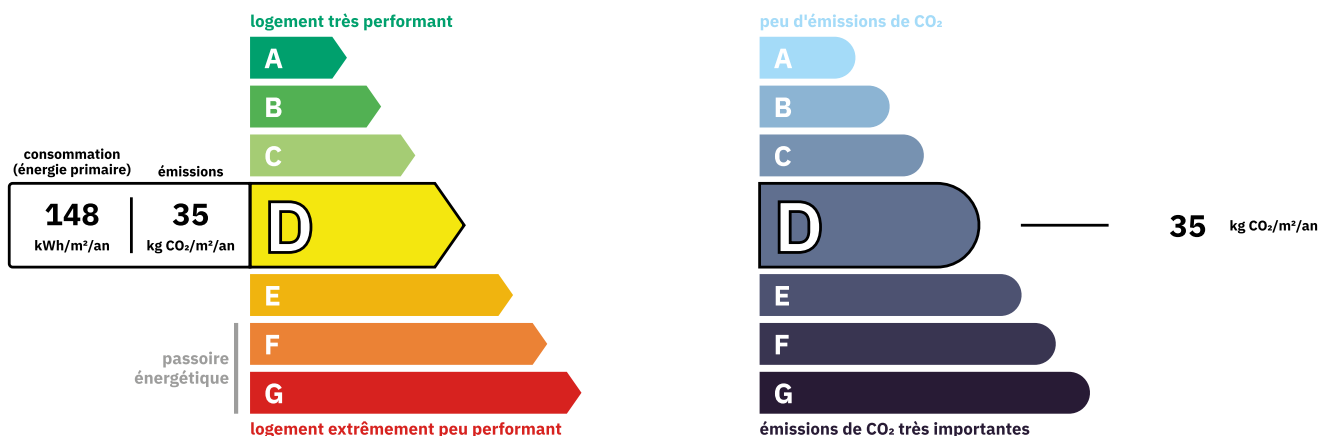
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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

## NOTICE

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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 :A33737SLI33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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