



STUNNING MAISON DE MAITRE WITHIN  
WALKING DISTANCE TO POPULAR VILLAGE AND  
AMENITIES. RARE FIND!



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RARE FIND!...



PROPERTY FACT FILE	
REFERENCE	A34564EB17
PRICE	€ 596,843 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (563 060 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	318 m <sup>2</sup>
LAND	9833 m <sup>2</sup>
TOWN	Saint-Thomas-de-Conac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Walking distance to amenities
- Beautifully renovated
- Mains drainage
- 2.5 acres of private garden with estuary views
- Heated pool

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A rare gem! A superb 6 bed renovated former Cognac house enjoys spectacular views towards the Médoc whilst being only a few minutes walk to the centre of a popular village.

On the ground floor there is a stunning open plan kitchen, utility,

## DESCRIPTIF

Ground floor

- Kitchen - 53m<sup>2</sup>
- Utility - 14m<sup>2</sup>
- Dining room - 32m<sup>2</sup>
- Living room - 50m<sup>2</sup>
- Separate WC
- Cellar - 47.5m<sup>2</sup>

First floor

- Bedroom 1 - 31m<sup>2</sup> with ensuite bathroom and WC (11.38m<sup>2</sup>)
- Bedroom 2 - 18.62m<sup>2</sup>
- Bedroom 3 - 14.08m<sup>2</sup>
- Bedroom 4 - 10m<sup>2</sup>
- Shower room with WC - 5.3m<sup>2</sup>
- Landing - 4.2m<sup>2</sup>

Top floor

- Bedroom 5 - 40.8m<sup>2</sup>
- Bathroom with WC - 18m<sup>2</sup>
- Bedroom 6 - 12m<sup>2</sup>

Outside

- Pool - heated, salt water
- Barn - 220m<sup>2</sup>
- Small ruin with planning permission to extend main house

- \* Mains drainage
- \* Heating via wood and electric

\*\* All measurements approximate

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34564EB17>

COMPLETE FILE AND PHOTO ON REQUEST



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

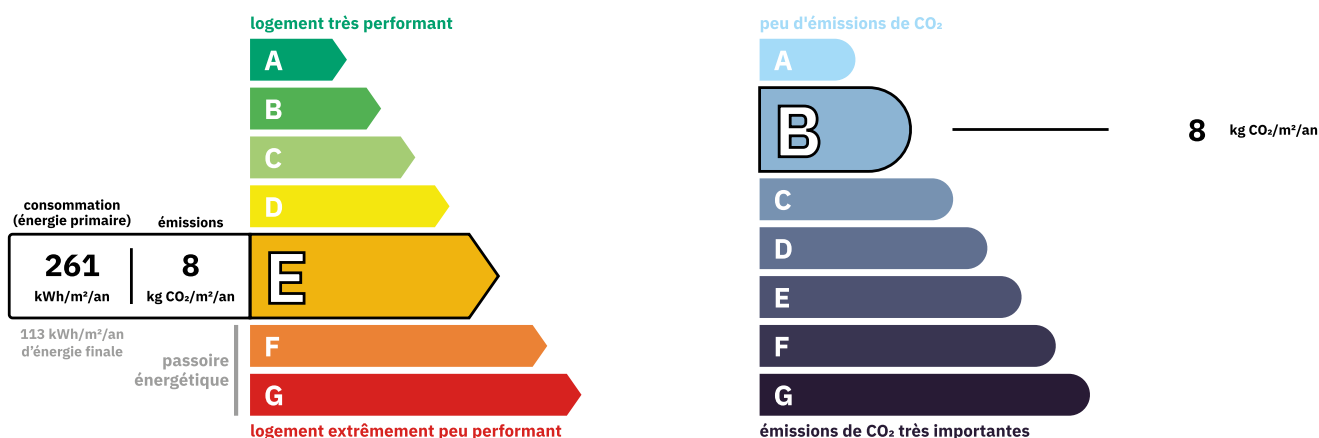
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## ENERGIE-DPE

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Property **Energy consuming**  
Estimated annual energy costs  
between 6230 € and 8480€ for 2021

## NOTICE

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

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## CONTACT

Réf : A34564EB17  
FILE COMPLETE  
AND PHOTOS  
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