



Ref : 9270TPL

Superb chartreuse on the riverside between Bordeaux and Bergerac

Area



Habitable : 478 m²



Usable : 547 m²



Land : 1,3 Ha

1 685 000 €

Manor-house for sale Gironde. Beautiful chartreuse offering 360 m² of net living space on the riverside, 8 bedrooms, 5 shower rooms, 1 bathroom, a large living room, very well equipped kitchen, large terraces, annex building of 118 m² converted into 2 guest houses, pool with reinforced liner, spa, wine cellar, shed for garden tools, all on 1ha30, beautiful landscaped grounds, peaceful location. Exceptional setting, a haven of serenity.

IN SUMMARY

Rooms : 20
Bedrooms : 11
Bathrooms : 9

Swimming pool : yes
Garage place : nc
Parking space : 6
Outbuildings : yes



Fuel and Electricity



Adsl

Advantages : Superb views | Perfect condition

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Elementary : 3 mn

Middle School : 5 mn

High school : 5 mn



5 mn



20 mn



45 mn



20 mn

ENERGY INFORMATION

Consommation conventionnelle 266,00 kWh/m².an

Estimation des émissions 24,00 kg éqCO₂/m².an



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DESCRIPTION

Access via a long landscaped driveway

Main building

Ground level

Dining/Living room : 51.00 m², terracotta tiled floor, exposed beams, open fireplace, South facing terrace of 50 m².

Hallway : 12.75 m², hand wash

Toilet : 1.40 m²

Kitchen : 16.50 m², custom made cupboards of light oak wood, marble worktop, cooking range 5 hobs with extractor, professional dishwasher, double sink, terracotta tiled floor, low tension lighting system, access to East facing terrace with wood shed, and fuel tank.

Scullery, boiler and laundry room : 22.00 m², tiled floor, exposed beams, sink, Buderus boiler, tank for well water, thermodynamic balloon, water softener.

1st floor

Landing : 5.00 m², coated fir wood parquet

Bedroom 1 : 12.00 m², coated fir wood parquet, wardrobes, half-timbering and brickwork, exposed beams.

Corridor : 5.65 m², coated fir wood parquet, exposed beams, leading to :

Bedroom 2/laundry : 8.00 m coated fir wood parquet, wardrobe.

Bedroom 3 Master bedroom : 33.50 m², coated fir wood parquet, exposed beams, fireplace, large open dressing,

Shower room : 7.00 m², tiled floor, tiled faience walls, washbasin walk-in shower, electric towel drying radiator

Wc: 1.75 m²

Office, TV room : 54.00 m², exposed framework, parquet flooring, 3 Velux, fireplace. Very bright.

Bedrooms on garden level.

Bedroom 4 : 24.75 m², reconstituted stone tiling, shower room with walk-in shower, tiled walls, washbasin, towel drying radiator, low voltage lighting, electric heating, toilet, private terrace facing the river.

Bedroom 5 : 29.00 m², old fireplace, reconstituted stone tiling, shower room with walk-in shower, washbasin, towel drying radiator, low voltage lighting, electric heating, toilet, access to the pool possible and could be converted into a en pool-house. Private terrace.

Bedroom 6 : 44.00 m², terracotta tiled floor, ceiling height 3.65 m, fireplace, French style ceilings with exposed beams, central heating, bathroom with large bath, walk-in shower, large washbasin, toilet, porcelain tiled floors and tiled walls, towel drying radiator, low voltage lighting, private stone terrace of 60 m², views on the river. Bedroom 7 : 34.00 m², French style ceilings with exposed beams, fireplace, stoneware tiles, ceiling height of 3.65 m enabling to create an access with the previous room, toilet, shower room with large glass washbasin, walk-in shower, towel drying radiator, central heating private terrace.

Bedroom 8 : 21.00 m tiled floor, placard, accessible to people of reduced mobility, shower room with double glass washbasin, toilet, walk-in shower, towel drying radiator, full access sliding door, private terrace.

Pool technical room : 12.00 m², accès direct pool, low voltage lighting system.

Stairs leading to the arched ceiling wine cellar : 17.00 m², gravel floor

Outbuilding composed of two communicating guest houses

Guest house 1

Garden level

Living area : 21.50 m², porcelain stoneware, equipped kitchen opening onto the dining room, 4 hob induction cooker, oven, extracting hood, 2 stainless steel sinks.

Lounge or extra bedroom closed by sliding full access doors : 11.00 m².

Bathroom : 5.50 m², walk-in shower, vmc, washbasin, walk-in shower, tiled floor

Differentiated terrace pour visually impaired person

Electric shutters on ground floor

1st floor

Solid wood stairway

Corridor : 2.50 m², wood parquet flooring, leading to

Bathroom : 5.00 m², double washbasin, towel-drying radiator, shower cabin, low voltage light system.

Wc : 1.50 m²

Bedroom 1 : 11.50 m², parquet flooring, views on the wineyard, double bed.

Bedroom 2 : 14.50 m², parquet flooring, views on the park, a double bed and a single bed.

Reversible Daikin airconditioning on the first floor, electric heating on the ground floor.

Guest house 2

Living room : 19.00 m² open plan fitted and equipped kitchen, induction cooker with 2 hobs, extracting hood, stainless steel sink, tiled stoneware, low voltage lighting.

Wc: 1.95 m²

1st floor

Solid wood staircase

Landing : 0.85 m²

Bedroom 1 : 17.00 m², parquet flooring, a double bed and a single bed.

Wc: 1.50 m²

Shower room : 5.20 m², washbasin, shower cabin.

Reversible Daikin airconditioning on the first floor, electric heating on the ground floor.

Electric shutters on ground floor

Terrace

Salt pool 9.00 m x 4.00 m, automatic dosage, large paved beach with drainage and water evacuation

Spa

The water from the well is used for the pool, the spa, the watering system and toilets.

Vegetable plot

Outdoor lighting system for the park, the driveway, the buildings and the large trees.

Septic tank for the outbuilding of 2011 and small purification plant for the houses and bedrooms installed in 2013.

Are you interested ?



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