



## 6 bedroom farmhouse, Ste Foy La Grande, Gironde



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 595,000

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Sainte-Foy-la-Grande
Indicatif régional:	33220
Soumis:	04/09/2024

### Description:

In an idyllic location, nestled amongst the vines with no close neighbours sits this beautiful 6-bedroom farmhouse. The property has been fully renovated but retains all its original charm and character. There's a lovely pool, half an acre of land and a large outbuilding. There's a bakery within a few mins drive and the popular market town of St Foy La Grande is within easy reach, as is the airport at Bergerac.

The living areas are large and light and there's a beautiful farmhouse-style kitchen with beautiful views of the surrounding vines and access out onto the terrace and pool. There's a cosy seating area (with wood-burner) as well as a separate pantry.

The dining room and living room (also with wood burning stove) both have patio doors out to the terrace.

Upstairs there is a master bedroom with en suite bathroom, five further bedrooms, 2 bathrooms and a study.

### Ground floor:

- Entrance - (26 M2)
- Living-room - (47 M2)
- Kitchen - (47 M2)
- Dining room - (47 M2)
- Laundry room - (11.5 M2)



Lavatory - (6 M2)

Cellar - (4.7 M2)

1st floor:

Master bedroom - (28 M2)

Bathroom / Lavatory - (13.5 M2)

Bedroom 2 - (15 M2)

Bedroom 3 - (15 M2)

Bedroom 4 - (15 M2)

Bedroom 5 - (12 M2)

Bathroom / Lavatory - (10 M2)

Bathroom / Lavatory - (9 M2)

Study (17 M2)

Outside:

The plot size measures 2450m2 (0.6a) and consists of a pretty garden, salt water pool (12x5m), large barn (125m2), pool house and terrace.

Location:

The property is in a peaceful and private location, at the end of a no-through road. There's a good bakery a few minutes drive away and the popular market town of Sainte Foy la Grande is 12km away. Here there's a wide selection of shops, restaurants etc as well as an excellent market. There's also a train station that gives easy access into the centre of Bordeaux. Bergerac airport is 30mins to the East.

At a glance:

Bedrooms: 6

Bathrooms: 3

Receptions: 2

Habitable space: 324m2

Plot size: 2450m2

DPE rating: D

Taxe fonciere: TBC

Broadband: Yes

Heating: Heat pump and wood-burners

Drainage: Septic tank

Year of construction:

Distance to shops: 12kms

Distance to airport: 30mins (Bergerac)

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.



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Information on the risks to which this property is exposed is available on the Géorisks website:

## Commun

Chambres:	6
Salle de bains:	3
Pied carré fini:	324 m <sup>2</sup>
Dimesions du lot:	2450 m <sup>2</sup>

## Building details

Parking:	Oui
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T193324/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T193324/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1027-9411a

