



## MAGNÍFICA CASA ADOSADA DEL SIGLO XVIII



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 725,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Sainte-Foy-la-Grande
Irányítószám:	33220
Feladta:	2024. 05. 24.

### Leírás:

Luxury is a Rarity!! This hidden gem nestled in the heart of the bastide town of St Foy la Grande is a stunning 18th century, beautifully decorated and maintained town house with a large apartment and a manicured private Versaille garden. It is a property full of elegance and character and comes with many authentic original features. The house and the apartment offers a total of 430 m2 living space including 4 bedrooms, 5 bathrooms, 3 reception rooms, 2 kitchens, 1 living room, 1 dining room, 1 large living dining, 1 office, 1 library and large attic. A charming 'Cour d'Honneur' (inner courtyard) facing the beautiful garden with a 10 x 2 salt water garden pond compliments this property. One also finds a large double garage which solves any parking issues, considering being in the heart of the bastide town.

With no expense spared, the property is maintained all year round and it would make the ideal family or a holiday home. The private garden and courtyard are the ideal areas for entertaining family and friends and enjoying those tranquil summer days lounging or wining and dining 'al fresco'. The property comes with underfloor gas central heating on the ground floor and radiators on the upper floor. It is also connected to the town gas and main drains. High speed fibre optic is available too.

Ideally situated in the heart of the wine region within the historic bastide town of St Foy la Grande with its famous Saturday morning open market and walking distance to all amenities but in peaceful environment, this property is a rare find. The train station with direct links to Bordeaux and Sarlat is 10 mins by walk.

Bordeaux can be reached in an hour, St Emilion and Bergerac in 30 mins.



To be charmed by this noble property is a memorable experience.

To be chosen as future owner(s) of the property itself is a privilege.

Additional photos, room measurements and a virtual tour are available on request. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Gyakori

Hálósobák:	4
Fürdőszobák:	5
Kész négyzetméter:	430 nm
Telekméret:	426 nm

## Room details

Total rooms:	12
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## Utility details

Heating Fuel:	Gas
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	222
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## Building details

Parking:	Yes
Number of Garages:	1

## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/GKAD-T68730/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GKAD-T68730/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	524_34866
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