



## Fully renovated maison de maitre, Montcaret, Gironde



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 742,458.8

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Montcaret  
ZIP code: 24230  
Posted: Jun 08, 2024

### Description:

This beautiful 5-bedroom Maison de Maitre is situated on the edge of the sought-after village of Montcaret. The property has about half an acre of pretty gardens, swimming pool and a separate gite. St Emilion is within easy reach, whilst Bordeaux is just over an hour away.

There is a generous 250 m<sup>2</sup> of habitable space and the accommodation is light and spacious. The layout is as follows:

Ground floor:

Entrance hall



Large living room with wood-burner in the fireplace

Second living room also with wood-burner

Kitchen, opening onto an outdoor terrace

Pantry

Laundry room with a water softener

Shower room and WC

First floor:

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Second floor:



Attic space (that could be converted)

Gite/Guest house:

The habitable space here is 55 m<sup>2</sup> and it has its own private terrace. It is composed of a living room with an open kitchen, WC, bedroom and en suite bathroom and an office space.

Outside:

The plot size measures 2588 m<sup>2</sup> (0.63 acres) and is fully fenced. There's also a workshop and a studio, currently used for Yoga classes. The pool is heated and is a modern salt-water system.

Location:

The property is in a peaceful and private location, on the edge of Montcaret. The world-renowned wine region of St Emilion is 15mins away and the Dordogne river is nearby, perfect for picnics, walks and canoe adventures. Other towns in the area well worth exploring include Castillon-la-Bataille and Ste-Foy-la-Grande. Bordeaux is an hour in the car, or the train station at Vélines is just 5 mins away and from there there is a 40mins direct service straight into the centre of Bordeaux. The airport at Bergerac is 45mins to the East.



At a glance:

Bedrooms: 5

Bathrooms: 3

Receptions: 3

Habitable space: 305m<sup>2</sup>

Plot size: 2500m<sup>2</sup>

DPE rating: C

Taxe fonciere: €1360p.a.

Heating: Heat pump

Drainage: Mains

Distance to shops: 5mins

Distance to ferry port: 5h30

Distance to airport: 40mins (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.

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

Condition: Reformed

### **Common**

Bedrooms: 5  
Bathrooms: 3  
Finished sq. ft.: 305 sq m  
Lot Size: 2500 sq m

### **Building details**

Parking: Yes  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T185436/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T185436/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1027-9367a



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