



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



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 595,000

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Сент-Фуа-ла-Гранд
Почтовый индекс:	33220
Добавлено:	04.09.2024
Описание:	

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:

## Общие

Спальни:	6
Ванные комнаты:	3
Готовые кв.м.:	324 кв м
Площадь участка:	2450 кв м

## Building details

Parking:	да
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [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

