



## Historic property Seven-bedroom (8+1)

Ask for price

La Réole, Nouvelle-Aquitaine







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Usable area	700 m <sup>2</sup>
Plot	1 700 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	27477

Remarkable private estate for sale in the wine capital of the world, Bordeaux. Dating back to 1545, the historic French chateau was fully renovated in 1992. The well maintained eight-bedroom chateau, offered fully furnished, has approximately 700 m<sup>2</sup> of habitable space set within a stunning park of 1.7 ha. The estate park boasts a swimming pool, formal garden, ornamental pond, orchard, kitchen garden, mature trees and beautiful, atmospheric outbuildings.

The main floor (300 m<sup>2</sup>) includes a large entrance hall with monumental stone staircase, kitchen, breakfast room, Louis XVI dining room, salon dating to Louis XV and a Winter Salon with a stone fireplace, wood paneled library, WC and laundry room. Upstairs you can find four large bedrooms, all with ensuite bathrooms. The second upper floor features another four bedrooms with a shared bathroom. Furthermore there is a bar area, relaxation area with a TV and adequate storage space. The elegant chateau has **wood paneling, stone elements** and exquisite craftsmanship, evident throughout the property. Linen, silverware, glassware, earthenware, **oriental rugs**, light fixtures and appliances – all included.

The renovated stone outbuildings (totaling over 1000 m<sup>2</sup>), provide space for storage (garden machinery, tools, bicycles, etc.), workshop areas, garage parking, etc. One of the outbuildings has been converted into a **studio apartment with ensuite bathroom facilities**. Within the outbuildings there is a large vaulted **wine cellar** – perfect for tastings, storage and barrel winemaking.

Sophisticated **video security system** with smart phone activation, video gate entry, effective **heat exchange air-conditioning system** (providing both hot and cold air).

Set on the edge of a charming village with a nearby canal – the area provides **fantastic opportunities for cycling, jogging, walking**, etc. There is a medium sized town with markets, restaurants, shops, etc. just a few kilometers away from the estate.

Chateau, approx. 700 m<sup>2</sup>; Estate grounds, 1.7 hectares; Outbuildings, over 1000 m<sup>2</sup>.

