COLDWELL BANKER
EUROPA REALTY

House Lit-et-Mixe 850 m²



SALE PRICE : 1 800 000 €

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844 avenue du Touring Club
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DESCRIPTION

THE ELEGANCE OF A HISTORIC ESTATE AT THE HEART OF ALMOST 3 HECTARES

Just 1 hour 15 minutes from Bordeaux and Biarritz, and 40 kilometres from the ocean, an exceptional property is revealed, where heritage, nature and the art of living come together with rare clarity.

Sheltered from view and disturbances, in a preserved environment, this historic estate offers a residential experience as singular as it is inspiring. Built around a remarkable manor dating from 1820, the ensemble unfolds nearly 1,100 m² of built space at the heart of a landscaped park of almost 3 hectares, conceived as a true green setting.

The manor, approximately 660 m², reveals generous volumes, elegant architecture and that particular patina only time can offer. Its spaces combine the character of historic residences with comfort perfectly suited to contemporary living. Adjoining it, an independent loft completes the ensemble.

A few steps away, a renovated half-timbered 18th-century barn of about 190 m² likewise bears witness to the history and architectural craftsmanship of the region. A characterful building equally suited to welcoming family and friends or to the imagination of a new use.

Another centerpiece of the estate, a former wine cellar of around 230 m², fully fitted out, houses a reception room, a dance floor as well as the technical and service areas necessary for organising exceptional events.

Formal hedges, an orchard, flower beds and carefully selected tree species compose a living landscape, punctuated by areas conducive to relaxation. At the heart of this setting, a 16 x 4 metre swimming pool is discreetly integrated.

More than a residence, this property constitutes a living heritage, a place capable of evolving with its era without ever relinquishing its soul.

This property is offered by Yoann BARCOS, Luxury Real Estate Consultant. RSAC 940 936 225.

DPE: B (103)
GES: B (6)
Estimated annual energy costs between €4,340 and €5,960.

Price: €1,800,000 including €85,000 in fees payable by the buyer (4.96%). Price excluding fees: €1,715,000.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	850.0 m²	Number of rooms:	17 rooms
Number of bedrooms:	10 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 89

Greenhouse gas emissions (GHG) index: B 6

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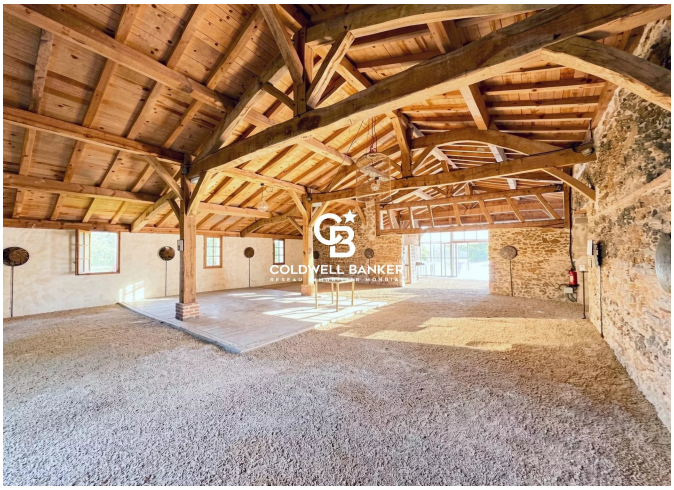












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