

# ENTRECASTEAUX - Renovated Village House with Patio, Terrace, 3 Bedrooms (possibility of 4), Wine Cellar, Outbuilding, and Attic

Price : € 299.000



**Rooms :** 6

**Views :** Courtyard

**Bedrooms :** 3

**Land Area :** 27m<sup>2</sup>

**Bathrooms :** 3

**Reference ID :** 1185 / 1185

**Sqft :** 140 m<sup>2</sup>

**Type :** House

**SOLE AGENCY!** A true gem, this house is located in the heart of the historic center of Entrecasteaux, a village known for its rich heritage and dominated by a 12th-century castle with gardens designed by Le Nôtre. The picturesque cobblestone streets and typical stone houses, along with the 13th-century church Saint-Sauveur, fountains, and washhouses, contribute to its medieval charm. Surrounded by vineyards and forests, Entrecasteaux offers a peaceful and authentic environment, perfect for nature and history lovers. Directly from the village, there are also many beautiful hiking trails to discover. The house, completely renovated in 2022 with high-quality materials, has two entrances, one to the guest area, the other via a small terrace leading to a spacious and bright kitchen-dining room. The fully equipped kitchen opens both to the dining room and the living room, accessible via a half staircase, with a practical workspace ideal for remote work. On the kitchen floor, the heart of the house, there is also a large bright opening to a lush private backyard, with a dining area under shading vines, sun loungers, and a small outdoor kitchen with a grill and pizza oven.

A first staircase leads to the master bedroom, consisting of a spacious bedroom with its own shower room and toilet, as well as an



attic that can be converted into a studio or roof terrace. A second staircase leads to two other large bedrooms, each with its own shower room and toilet, perfect for a guesthouse business.

Key features: Each bedroom has its own shower room and toilet, ensuring optimal comfort for all residents. The house has a vaulted wine cellar and a second cellar with a small gym and storage. The fireplace is designed to spread warm air to both the master bedroom and the upstairs bedroom. The INNOVA air conditioning in the kitchen and dining room uses inverter technology to offer acoustic comfort and optimal performance, reducing energy consumption while maintaining ideal temperature and humidity levels. Ceramic elements contribute to better energy efficiency. This house is a true gem where historic charm meets modern comfort. It can be purchased, furnished and ready for immediate rental.

[entrecasteaux4.webnode.se/](http://entrecasteaux4.webnode.se/)

**Features :**

Fireplace	Air-conditioning	Double glazing	Internet
Furnished	Barbecue	Outdoor lighting	

**Area`s:**

1 Land	1	1 Room	1 Eat-in kitchen
1 Living-room	1 Patio	1 Terrace	1 Exercise room
1 Bedroom	1 Shower room / Lavatory	1 Bedroom	1 Shower room / Lavatory
1 Bedroom	1 Shower room / Lavatory	1 Attic	

**Nearby:**

Highway (30 minutes)	Town centre	Movies	Shops
Primary school	Public parking	Bus	Day care
Secondary school (10 minutes)	Hospital/clinic (30 minutes)	Supermarket (10 minutes)	

Energy - Conventional consumption Class : D

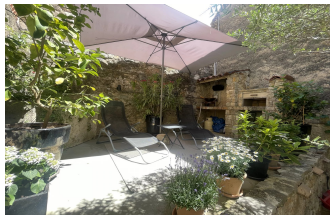
Energy - Emissions estimate Class : A

Land Value Tax : 871 € / year

Housing Tax : 671 € / year

Energy - Conventional consumption : 169 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/entrecasteaux-renovated-village-house-with-patio-terrace-3-bedrooms-possibility-of-4-wine-cellar-outbuilding-and-attic-84865965>