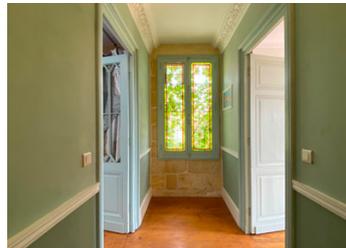


## Elegant 19th-Century Chartreuse with Land in a Calm Setting near Saint-Émilion



## INFORMATION

Town:	Gours
Department:	Gironde
Bed:	5
Bath:	2
Floor:	232 m2
Plot Size:	61229 m2



## IN BRIEF

This charming French Chartreuse seamlessly blends historic elegance with modern comfort, set on 15 acres of picturesque woodland and fields. The expansive 92m<sup>2</sup> sitting room with a cozy wood burner opens directly onto a terrace overlooking three large barns and a charming pigeonnier. Inside, enjoy five bright bedrooms, a stylish bathroom, and a sunlit kitchen with classic tiled flooring.

Perfect for a family home, tourism venture, or investment, this estate offers endless potential for farming, guesthouses, events, or other creative projects. Located just 3 km from St Seurin/l'Isle (shops, railway, motorway), 15 km from Puisseguin, 20 km from the renowned Saint-Émilion and Libourne, and 55 km from Bordeaux.

A unique opportunity for those seeking authentic French countryside living, with endless potential in the heart of Gironde.

## ENERGY - DPE

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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Technical details:

New insulated roof on the main house, new roofs on the outbuildings

Single-glazing on the South side, double-glazing on the North side

Heating system: 2 wood-burners

Electrics and plumbing done in 2008/2009

Solar panels for hot water

Septic tank installed in 2005

Entrance hall covered with 19th C. cement tiles: 9,60m<sup>2</sup>

New kitchen with fireplace and wood burner: 34m<sup>2</sup>

Shower room /laundry to renovate : 5m<sup>2</sup>

Sitting room with fireplace and Canadian wood burner: 92m<sup>2</sup>

Bedroom 1 with fireplace: 25m<sup>2</sup> (wooden floor)

New bathroom with shower, bath tub, sink and WC: 15m<sup>2</sup>

Bedroom 2 (blue): 12,40m<sup>2</sup>

Bedroom 3 (green): 25m<sup>2</sup>

Bedroom 4 (pale blue- sky window): 13m<sup>2</sup>

Bedroom 5: (stone walls) 12m<sup>2</sup>

Terrace: 36m<sup>2</sup>

Barn 1 accessed via the kitchen: 42m<sup>2</sup>+25m<sup>2</sup> mezzanine

Garage: 25m<sup>2</sup>

Pigsty and chicken house

Pigeonnier

Barn 2 turned into a Game's room: 38m<sup>2</sup>

with Stables: 40m<sup>2</sup>

Above the stables and the game's room: 80m<sup>2</sup> of convertible attic space

Barn 3: 73m<sup>2</sup>+41m<sup>2</sup>, with chai : 38m<sup>2</sup> = 152m<sup>2</sup>

Large cellar underneath the maison bourgeoise: 192m<sup>2</sup> with wine cellar

Land:

6 hectares (15 acres) of woodland (oak, chestnut) and fields

3 small plots opposite the house.

## LOCAL TAXES

Taxe foncière: 1585 EUR

Taxe habitation: EUR

## NOTES