

Magnificent MANSION with gite, outbuildings, over 6 ha of land for all your projects! Close Saint-Emilion!



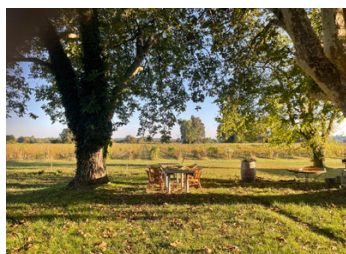
INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	62420 m2

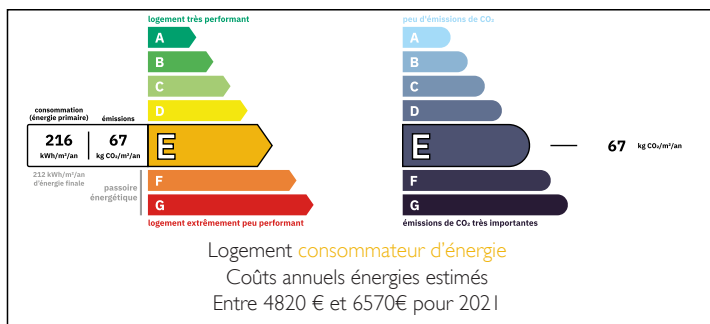
IN BRIEF

A very beautiful ensemble, well maintained and in good condition, comprising a MAISON DE MAITRE with beautiful features, with an adjoining separate -yes or not - dwelling, a swimming pool and two large detached non-adjoining outbuildings surrounded by more than 6ha of land, perfect for horses, for culture of vegetables/fruit trees and other projects!

Quietly located in the countryside with panoramic views! Close to a small town with all amenities, 15 minutes from Saint-Emilion and less than an hour from Bordeaux!



ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

MAISON DE MAITRE, 18th century, in cutted lime stone and with beautiful features, offering you a living space of 200 m², comprising:

On the ground floor:

Carreaux de Gironde tiles on the floor,

* Entrance - 8 m² - with original wooden staircase;

To the left:

* Dining room - 25 m² - with fireplace;

* Kitchen - 8 m² - equipped;

* Laundry room/pantry - 15 m²;

To the right:

* Living room - 25 m² - with fireplace;

* Ensuite bedroom - 25 m² - with

* Shower room - 7 m² - shower, sink, WC;

* Clearance - 3 m² - serving;

* Bathroom;

* Access from inside to the apartment!

Upstairs:

Wooden floor on the ground,

* Landing - 3 m²;

* Bedroom - 27 m² - with

* Bathroom - 13 m² - bath, shower, double sink unit, WC;

* Dressing room - 6 m²;

* Bedroom - 25 m²;

* Bathroom - 9 m² - Bath, sink unit, WC.

APARTMENT:

Accessible from the inside from the main house and from the outside,

living area of 120 m².

On the ground floor:

Carreaux de Gironde tiles on the floor,

* Large living room - 62 m² - with kitchen area, dining room, lounge;

* Boiler room - 6 m².

Upstairs:

Wooden floor on the ground,

* Landing - 6 m²,

* Bedroom - 24 m²,

* Bedroom - 18 m²,

* Bathroom - 9 m² - bath, sink unit, WC.