

Amongst Saint Emilion' s vineyards 4 bedrooms Stone house and barn with swimming pool and genareous garden



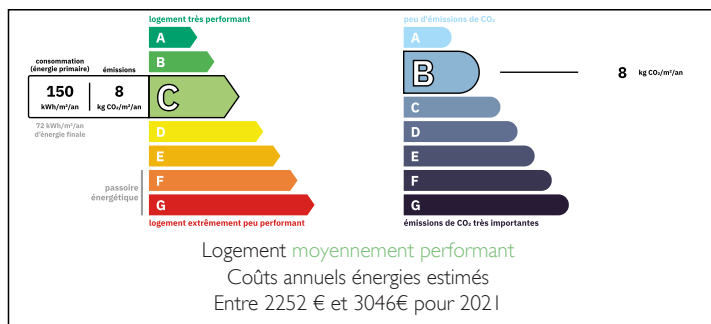
## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	2
Floor:	191 m2
Plot Size:	5500 m2

## IN BRIEF

A stone's throw from the village of Saint Emilion, come and appreciate this beautiful residence, complete with a swimming pool and its terrace surrounded by its wooded park.

## 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.



## DESCRIPTION

This imposing stone house offers 190 m<sup>2</sup> of living space. Its living spaces are arranged over 3 levels: the ground floor comprises a through entrance hall, an office, a separate kitchen opening onto a terrace, a large living room with fireplace and a staircase with cathedral ceiling. Upstairs you'll find a large landing, 4 bedrooms including a master suite, bathroom and shower room.

The 120m<sup>2</sup> basement houses a large garage, boiler room and laundry room.

An outbuilding of 150m<sup>2</sup>

This property boasts outdoor spaces, terrace, swimming pool (5/10), vegetable garden, in the heart of 5900m<sup>2</sup> of enclosed parkland.

## LOCAL TAXES

**Taxe foncière: 2600 EUR**

**Taxe habitation: EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES