

Charming house - 4 beds - quietly located, panoramic view of Saint-Emilion! Strong touristic potential !



INFORMATION

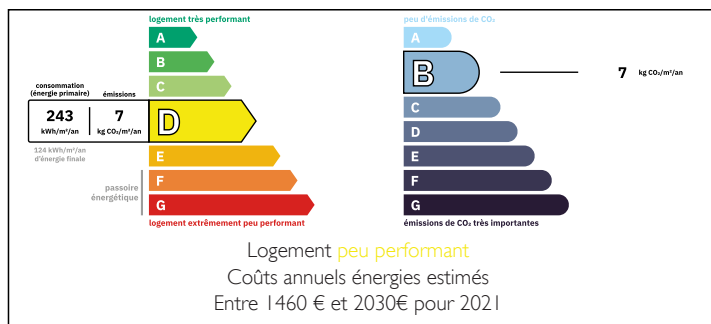
Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	2
Floor:	106 m2
Plot Size:	70 m2

IN BRIEF

This charming house in the village of Saint-Emilion will seduce you because of its location in a small non-busy alley hidden from tourism and with a panoramic view of the village, as well as with its crazy charm! With its 4 bedrooms, large living room and covered patio (or not) with jacuzzi, it is perfect for a small family or a pied-à-terre to spend holidays and/or for seasonal rentals !



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

DESCRIPTION

This is a property which has two linked houses, a house on three levels (the attic has been converted) and a house on two levels (the attic has also been converted and the rooms are attic), living space approximately 106 m² (the attic m² included):

Ground floor:

A living room - 23.63 m² - laminate flooring, pellet stove;

A kitchen - 11.98 m² - cement tiled floor, equipped;

A WC, a storage room, with cumulus - 4.50 m²;

A small garage - 7.50 m²

A covered patio - 12.68 m² - with jacuzzi, accessible through a B-window in the living room.

1st Floor:

Part 1:

One landing - 6.00 m² - wooden floor, storage;

One bedroom - 9.15 m² - wooden floor, storage;

A bathroom - 4.00 m² - shower, sink, storage;

Part 2:

A clearance - 2.50 m² - level - 60 cm with stone staircase, laminate flooring, storage;

One bedroom - 10.30 m² - laminate floor, attic (

NOTES