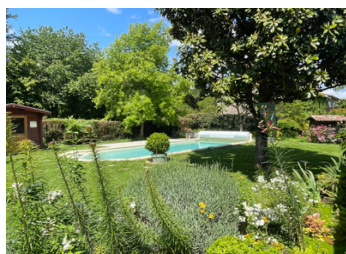


Delightful house with a soul!!! With gite, outbuilding, pretty park, swimming pool! Quiet !



INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	3
Floor:	310 m2
Plot Size:	2588 m2



IN BRIEF

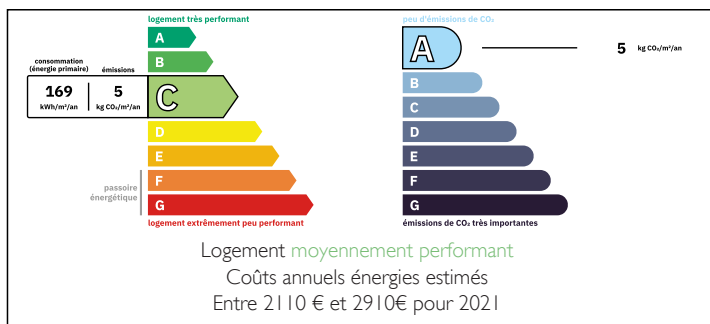
Halfway between Bordeaux - Bergerac, near Saint-Emilion, in a very quiet and peaceful environment, however close to a village with shops for everyday life and trainstation, you will find this lovely Girondine-style house!

An oasis of peace and serenity welcomes you! Life feels very good here, in the house as well as in the garden where the smells of roses embrace you!

A promenade in the garden - closed and a good size, not too small, not too big, with swimming pool - it is a discovery of flowers and smells!

The house itself - of stone and in immaculate condition - is enchanted with an incredible charm! All goodsized rooms are light and bright, with big windows with vue at the garden! At the rear there is a completely independent cottage. Furthermore there is an individual outbuilding of 50 m²,...

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

MAIN HOUSE:

It offers you a living space of 250 m², comprising:
On the ground floor:

- * A large entrance hall - 17 m² - with fireplace;
On the right, accessible by double doors
- * A living room - 25 m² - with fireplace (insert),
On the left, accessible by double doors
- * A living room/living room - 38 m² - with fireplace (insert),
- * A kitchen - 17 m² - modern and well equipped;
- * Clearance - 15 m²,
- * A toilet, a pantry, a laundry room, a boiler room.

Upstairs:

All rooms have wooden floors!

- * Landing - 14 m²,
- * Bedroom 1 - 24 m²,
- * Bedroom 2 - 19 m² - wardrobe,
- * Bathroom - 9 m²,
- * Dressing room/Bedroom - 15 m²,
- Master::
- * Bedroom - 25 m²,
- * Shower room - 10 m²,
- * WC - 2 m².

Attic: Gym

Convertible.

GUEST HOUSE:

Living space 55 m², including:

- * A living room with kitchen,
- * A bedroom,
- * A clearance/spare bedroom,
- * A shower room,
- * A toilet,

Attached garage.

OUTBUILDING:

Non-adjoining, total surface area 50 m², including:

- * A reception room,
- * A workshop.

Can be converted!

TECHNICAL INFORMATION:

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