

Lovely house to renovate in Saint Emilion, 4 bedrooms with large living space,

EXCLUSIVE

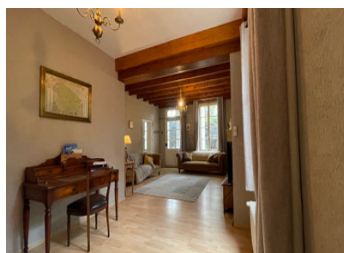


INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	2450 m2

IN BRIEF

Discover this delightful property to renovate in Saint Emilion, 4 bedrooms, large living area, attached outbuilding, independant garage. which gives ample room for expansion Enclosed garden 2500m2. Quiet surroundings, 5km to nearest town of Libourne.



ENERGY - DPE

DPE not required.

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

The house is organised over two floors, with a front and side entrance. Downstairs are 3 main rooms, a large kitchen, leading to a lounge, utility room, upstairs you ll find 4 equally spacious bedrooms, a bathroom, all with large windows bringing great light in every room. You will have views over the hills and the village close by and it's church roof.

The attached outbuilding adds notable perspective to the actual living space. The garden is private it provides also possibilities for a patio, pool house, guest house.

This property is a true invitation to create your own nest whether you are looking a family home or a holiday retreat.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES