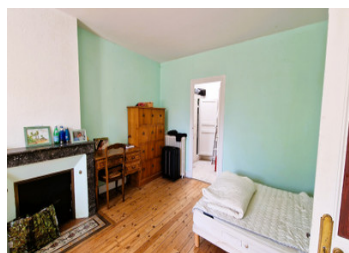


Beautiful Estate close to Saint-Émilion with 2 gîtes, swimming pool and barn



INFORMATION

Town:	Ménesplet
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	512 m2
Plot Size:	3282 m2



IN BRIEF

Not far from the renowned village of Saint-Émilion, this lovely estate is nestled in a peaceful hamlet, offering a blend of charm, serenity, and endless possibilities.

Once part of a historic vineyard, this estate features:

- An elegant manor house of approximately 350 m², full of character

- A lush, tree-filled park, perfect for relaxation

- Two fully equipped and independent gîtes, ready for guests

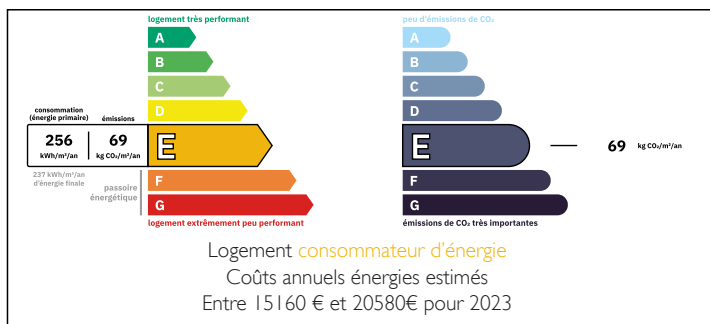
- A spacious 250 m² barn, ideal for storage, events, or a multi-vehicle garage

- A swimming pool, perfect for enjoying sunny days

An Ideal Setting for Hospitality & Events:

Whether you dream of running gîtes, a charming B&B, or hosting private events, this property is perfectly suited to your vision. The manor house remains entirely independent from the gîtes,

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

A Spacious & Welcoming Home:

Ground floor: A grand entrance, a spacious kitchen, a dining room with a fireplace opening onto the terrace, a bright living room, a cozy lounge with a fireplace, a winter garden, a large laundry room, a WC, and a stunning master suite with a dressing room and en-suite bathroom.

First floor (wooden flooring throughout): 6 generous bedrooms, 4 with private sinks, plus a shared shower room and WC.

Two Renovated & Operational Gîtes:

Gîte 1 (70 m², sleeps 6): A bright living area with a fully equipped kitchen, a shower room, WC, and an outdoor space with garden furniture.

Gîte 2 (90 m², sleeps 8): A spacious open-plan living area with a kitchen, 3 bedrooms (2 with private en-suite showers), a shared WC, a separate shower room, and a terrace overlooking the pool.

Additional Highlights:

- Modern heating system (2022) with biofuel and programmable settings
- Electric water heaters for hot water supply
- Private parking and three separate entrances to the property
- All essential amenities (shops, train station, motorway access, medical services) within a 10-minute drive

Work to be considered:

Replacement of doors and windows with double glazing - quote received for €35,000 (2025).

Updating the septic tank - usual cost around €15,000.

This is a great opportunity to own a charming and versatile property, perfect for both a peaceful lifestyle and a thriving hospitality business.

LOCAL TAXES

Taxe foncière: 2757 EUR

Taxe habitation: EUR

NOTES