

Stunning 5 bedroom château, heated pool, putting green and estuary access close to St Émilion



INFORMATION

Town:	Saint-Magne-de-Castillon
Department:	Gironde
Bed:	5
Bath:	5
Floor:	265 m2
Plot Size:	6131 m2

IN BRIEF

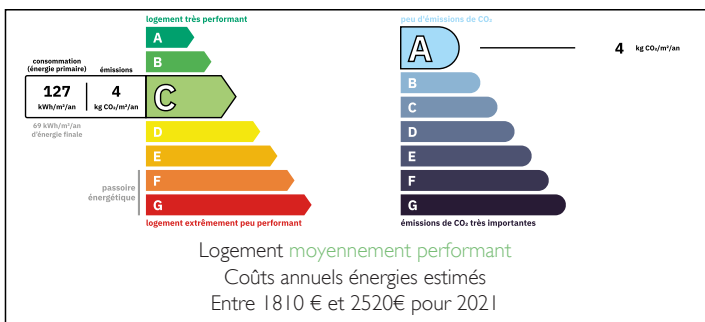
Situated just 15 minutes from the medieval town of Saint-Émilion on the banks of the Dordogne, this magnificent 265 m² château has been superbly restored.

The residence comprises an open-plan ground floor lounge, bar, library, kitchen and large bedroom with en-suite bathroom. An impressive stone staircase leads to the first floor, where there are three bedrooms, two of which are en suite, with elegant wooden floors and a superb terrace offering panoramic views.

The pool house, currently being renovated, comprises a living area with beautiful tiled floor, bedroom and shower room.

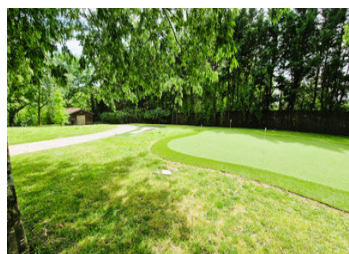
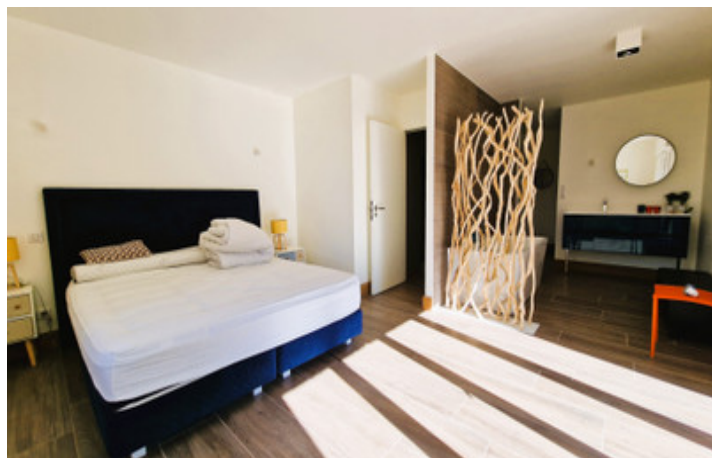
The beautiful well-kept 6000 m² garden includes a heated swimming pool, pétanque court and putting green, and access to the river Dordogne adds to the

ENERGY - DPE



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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

Entry to the property is secured by electric gates equipped with a cutting-edge intercom system. There is abundant space for parking multiple vehicles. To the right, there is a putting green, and to the left, a pétanque court is situated adjacent to the gîte, overlooking the splendid heated saltwater swimming pool.

Upon entering the chateau, one is immediately struck by the bright entry hall, which opens through double doors onto a spacious terrace overlooking the garden. The open-plan living area features two lounges: one arranged around a stylish fireplace leading to a bar, and another used as a television corner opening into a library/office. The kitchen boasts full equipment with a central breakfast island, adjacent to a dining room and opposite a pantry/laundry room. A current storage room offers potential as a splendid office or children's playroom. Additionally, there's a cellar perfect for the region's exquisite wines and an impressive bedroom suite with a dressing area, shower, and separate bathtub. The ground floor showcases beautiful tiled floors, while the first floor features refined parquet. A magnificent stone staircase ascends to the first-floor bedrooms, all offering garden views, complemented by two additional bathrooms. Another terrace on this level affords panoramic views of the surroundings.

The chateau has undergone a splendid restoration, with the roof and facades freshly cleaned. It is heated through a heat pump system, and air conditioning is installed in select rooms. All windows are fitted with either manual or electric shutters, and the property...