

Attractive 4-bedroom stone house in the heart of the Saint Émilion vineyards, with enclosed garden and garage.



## INFORMATION

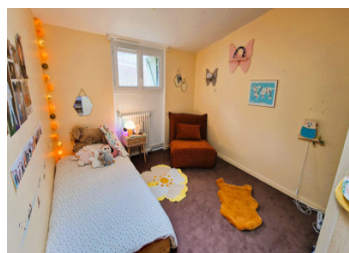
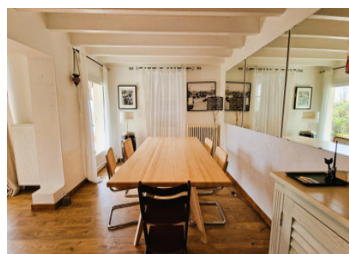
Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	1
Floor:	148 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>

## IN BRIEF

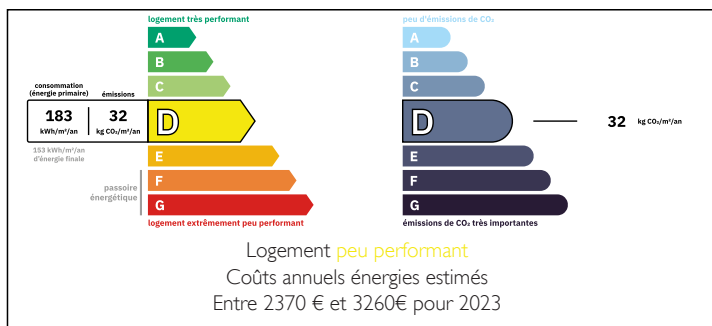
Escape to the French countryside with this beautifully presented 4-bedroom house near the world-famous wine town of Saint-Émilion. Offering 148 m<sup>2</sup> of light-filled living space on a generous 840 m<sup>2</sup> plot, the home blends rustic charm with modern comfort. Surrounded by organic vineyards and peaceful walking trails, it's perfect for a permanent move or a holiday retreat.

Enjoy a spacious open-plan living area with a fireplace, a modern kitchen, and a flexible room ideal for a home office or garden room. Upstairs features 4 bright bedrooms, a family bathroom with bath and shower, plus a separate WC. The garden includes a sun-soaked terrace perfect for al fresco dining, space for a pool, an attached garage, and a characterful outbuilding.

An ideal lifestyle property, only an hour from Bordeaux and with easy access to shops, schools,

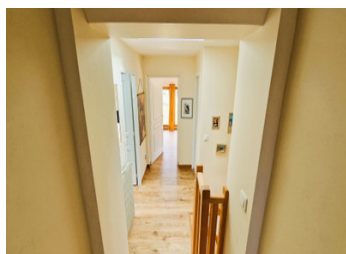


## ENERGY - DPE



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

Ground floor :

Living room - 25 m<sup>2</sup>

Kitchen/dining room - 20 m<sup>2</sup>

Garden room - 14 m<sup>2</sup>

Laundry room - 3.5 m<sup>2</sup>

WC - 2 m<sup>2</sup>

First floor :

Bedroom 1 - 21 m<sup>2</sup>

Bedroom 2 - 10 m<sup>2</sup>

Bedroom 3 - 10 m<sup>2</sup>

Bedroom 4 - 15 m<sup>2</sup> plus dressing area 5 m<sup>2</sup>

Bathroom - 8 m<sup>2</sup>

WC - 1.5 m<sup>2</sup>

Garage - 22 m<sup>2</sup>

Terrace - 12 m<sup>2</sup>

Double glazing

Oil-fired heating

Roof in good condition

Much of the plumbing was updated in 2016

Septic tank not up to standard

Saint-Émilion, a UNESCO World Heritage-listed town, is renowned for its prestigious wines, historic architecture, and enchanting atmosphere. It seamlessly blends gastronomy, culture, and countryside charm, offering an exceptional quality of life. Living nearby allows easy access to world-class food and wine and a welcoming community.

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

## LOCAL TAXES

Taxe foncière: 320 EUR

Taxe habitation: EUR

## NOTES