

Charming LONGERE - 3 Beds, 2 Bath - carefully renovated! In absolute calm, beautiful view! Near Saint-Emilion



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	3
Bath:	2
Floor:	192 m2
Plot Size:	8715 m2



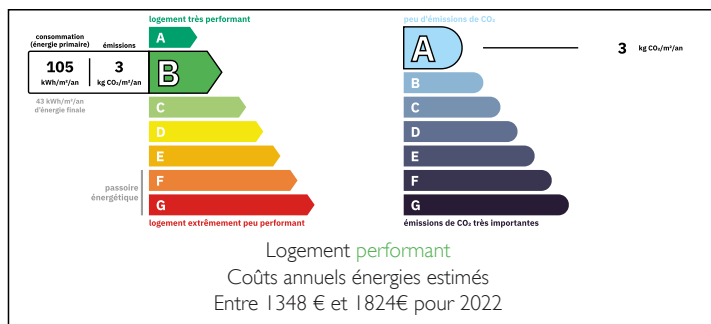
## IN BRIEF

Come and discover this charming house, Longère type, which will seduce lovers of old stones! Located not far from Saint-Emilion, nor from Libourne, in a quiet area with a panoramic view of the countryside, without direct neighbors. However, a few steps from a village with all amenities!

It has been carefully renovated with high-end materials while preserving its authenticity mixed with refined modernity!

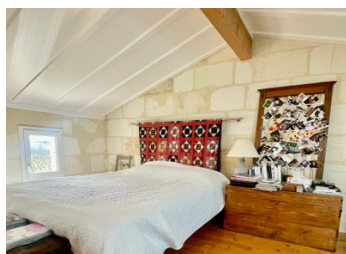
The result is a very pleasant house to live in, partly because of its east-south orientation, which means that the living spaces are flooded with pleasant daylight!

## 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 foncière: 1200 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house offers you a living area of approximately 195 m<sup>2</sup>, comprising

On the ground floor:

An entrance hall, a living/dining room, a lounge, a kitchen with original fireplace, a hallway/cloakroom, a bathroom, a toilet, a laundry/boiler room, a dressing area.

Notes:

Over the entire surface there is a natural stone floor, Travertine type;  
Walls - partially - in rubble/stone;  
Beams on the ceiling.

Upstairs:

A spacious corridor/hallway which serves:  
3 bedrooms, a shower room with toilet, an office/workshop area.

Notes:

Over the entire surface there is a wooden flooring;  
Bathroom cement tiles;  
Walls - partially - in rubble/stone;  
Attic ceilings while preserving a correct height.

Outbuilding:

In wood; surface area 24 m<sup>2</sup> plus awning of 10 m<sup>2</sup>.

Technical information:

- \* The whole is in perfect condition and has been carefully renovated over time with noble materials;
- \* Roof / frame redone 16 years ago;
- \* Insulated roof;
- \* DPE B !! Heating by geothermal heat pump with horizontal collector circuit;
- \* Double glazing;
- \* Electricity redone;
- \* Sanitation system by septic tank - recent / up to standard;
- \* Fenced land.

-----

Information about risks to which this property is