

Magnificent château and janitor's cottage. Enclosed wooded park. Swimming pool + several buildings Near Libour



INFORMATION

Town:	Saint-Martin-du-Bois
Department:	Gironde
Bed:	4
Bath:	3
Floor:	382 m2
Plot Size:	12130 m2

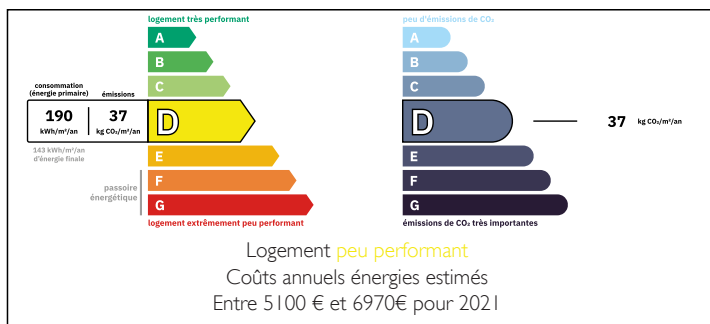


IN BRIEF

Family property in a hamlet near St Emilion and Libourne.

Quietly set in over a hectare of enclosed parkland, this 1784 property comprises a sober, elegant main building, a janitor's cottage, various outbuildings and a swimming pool. The main facade faces due west.

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 habitation: EUR

NOTES

DESCRIPTION

The house offers almost 400 m² of living space, including: 1 reception hall of over 15 m², 1 billiards room, 1 reception room, 1 library that can be used as a bedroom on the garden level thanks to the adjacent shower room and separate toilet, 1 utility room and 1 storeroom, 1 fitted kitchen opening onto a 1st living room with open fireplace, 1 living room under mezzanine, 1 second living room under vaulted ceiling, giving direct access to the outdoor pool area. Upstairs, an office under a sloping ceiling, 4 bedrooms (including 1 suite in the tower), a bathroom and 1 separate toilet will enable you to welcome your loved ones.

In the enclosed, sheltered courtyard, a large terrace accommodates the swimming pool (9*4.5, 2023 liner), a summer kitchen with fireplace, 2 courtyards and a 90m² enclosed outbuilding. A carport can accommodate up to 4 vehicles.

The janitor's cottage comprises 2 bedrooms, one of which is on the ground floor, a fitted kitchen and a shower room, with a large carport that can be used as a covered terrace.

Libourne TGV station 20 minutes, Bordeaux 40 minutes, Saint-Émilion 15 minutes.

Fiber optics just need to be connected.

OPTION 1 / If you wish to extend the property, the neighbouring house on 5000m² is also available. HERE IS THE LINK <https://www.leggett-immo.com/acheter-vendre-une-maison/view/A35721BDG33>
OPTION 2/ if you do not wish the janitor's house, the property can be acquired at the price of 860 000€ HAI.

Information about risks to which this...