

Charming 18th century character house, GIRONDE style, in cutted lime stone!



INFORMATION

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| Town: | Saint-Émilion |
| Department: | Gironde |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 166 m2 |
| Plot Size: | 1175 m2 |

IN BRIEF

A must-see! Close to Saint-Emilion and all amenities, come discover this beautiful GIRONDE house!

This house has preserved its 18th-century charm while still boasting all modern comfort ! A perfect blend of authenticity and modernity!

Thanks to its south-facing exposure, all rooms are bathed in light all year round!

It offers large living spaces as well as three bedrooms, two bathrooms, and a utility room with a laundry room, shower room, and toilet.

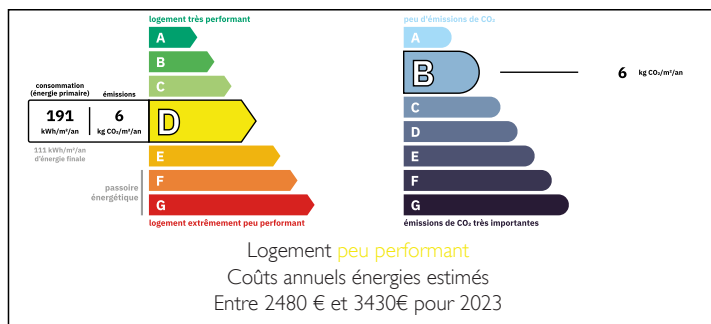
At the back, there is a large barn for your projects!

In front of the house, there is a large terrace with a covered patio and a pretty garden with mature trees.

Possibilité to buy more land!



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: 1074 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house offers 166 m² of living space, comprising:

On the ground floor:

- * An entrance hall - 12 m² - Gironde tile flooring, exposed stone walls;
- * A living room - 33 m² - Gironde tile flooring, fireplace with insert, exposed stone walls, and wooden beam ceiling;
- * A kitchen - 33 m² - with island, tiled flooring, and a fireplace (non-functional), equipped;
- * A utility room - 20 m² in total - with a laundry area, shower room, and toilet.

Upstairs:

- * A landing - 9 m² - wooden flooring, exposed stone walls;
- * Bedroom 1 - 33 m² - wooden flooring, partially exposed stone walls, and exposed beams;
- * A hallway - 4 m² - with wooden flooring, leading to:
- * Bedroom 2 - 13 m² - with sisal flooring and exposed beams;
- * Bedroom 3 - 16 m² - with sisal flooring and exposed beams;
- * Bathroom - 18 m² - with whirlpool bath, shower, toilet, and two sinks.

MISCELLANEOUS:

- * An adjoining outbuilding - 120 m²;
- * Fenced garden with electric gate.

TECHNICAL SPECIFICATIONS:

- * In good condition, no work required;
- * Roof in good condition, insulated;
- * Aluminum double glazing;
- * Partially lined walls;
- * Heating by heating pump with reversible air conditioning and wood-burning stove;
- * Mains drainage connection.

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