

Superb 18th-century stone houses with swimming pool in a peaceful setting, panoramic view! Near SAINT-EMILION



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	3
Bath:	2
Floor:	229 m2
Plot Size:	19940 m2

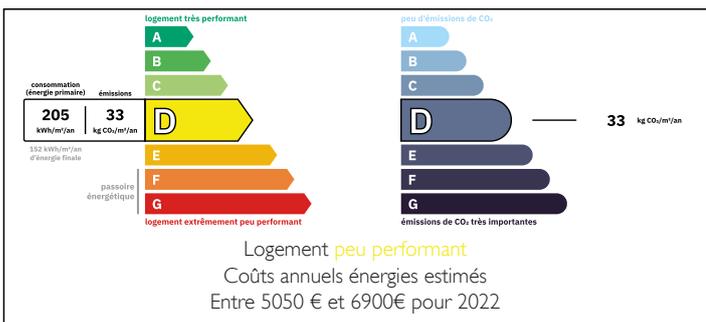


## IN BRIEF

In the beautiful hilly region of ENTRE-DEUX-MERS - so called "Little TOSCANY OF FRANCE" - close to SAINT-EMILION and not far from BORDEAUX, well hidden from view or other disturbances, you will discover this beautiful property of two houses linked by a passageway that opens onto a south-facing terrace with panoramic views! Below, a beautiful swimming pool overlooking the forest! No obstacles, no roads, no neighbors to disturb you! In short, a perfect location for lovers of silence and nature!

In the village, you will find basic daily needs, and within 10 minutes there are several small towns with all the shops, medical care, restaurants, etc.! Saint-Emilion is not far either!

## 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

### MAIN HOUSE:

Living area approximately 178 m<sup>2</sup>, comprising:

- \* A living room - 60.70 m<sup>2</sup> - with modern beige tiled flooring, freestone fireplace;
- \* A dining room - 32.90 m<sup>2</sup> - with identical tiled flooring, period fireplace;
- \* Mezzanine - 24.93 m<sup>2</sup> - with wooden flooring;
- \* WC;
- \* Kitchen - 13.10 m<sup>2</sup> - with anthracite tiled flooring - equipped;
- \* Master bedroom:

Ground floor: A bathroom - 19.00 m<sup>2</sup> - bathtub, shower, vanity unit, with tiled/exotic wood flooring;

A dressing room - 9.50 m<sup>2</sup> - with exotic wood flooring;

First floor: A mezzanine: bedroom - 15.20 m<sup>2</sup> - with exotic wood flooring.

### HOUSE 2:

Living area on the ground floor: approximately 40 m<sup>2</sup>, comprising:

A living room, a kitchen, a bathroom, and a toilet - beige tiled flooring;

Upstairs: also approximately 40 m<sup>2</sup>, however with sloping ceilings and a low beam: a dormitory, with fir wood flooring.

### PASSAGEWAY:

With double-glazed doors opening onto the terrace - 17.70 m<sup>2</sup> - tiled floor;

Terrace - 55 m<sup>2</sup> - south-facing, wood-effect tiled floor, low wall, panoramic view.

### POOL:

Located below.

Dimensions: 4.5 x 9.5 m, on salt, heated by a heat pump, wood-effect tiled deck.

### CANOPY:

Carport;

Cabana.

## LOCAL TAXES

Taxe foncière: **1941 EUR**

Taxe habitation: **EUR**

## NOTES