

**EXCEPTIONAL PROPERTY! Beautiful CHATEAU with panoramic views! Extra ordinary location! Near Saint-Emilion!**



## INFORMATION

Town:	Saint-Aubin-de-Branne
Department:	Gironde
Bed:	6
Bath:	5
Floor:	470 m2
Plot Size:	49954 m2

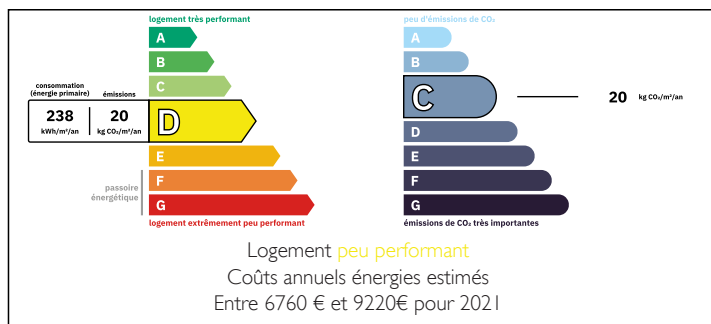


## IN BRIEF

35 km from BORDEAUX, about ten km from SAINT-EMILION and at the edge of a small village you will find this exceptional property, very rare to find! A magnificent castle with its perfectly balanced architecture in its harmonious environment with panoramic views over the valley. Nothing disfiguring, no constructions, no electricity pylons! No roads, no nuisance!

The castle is in good condition offering pleasant and modern comfort! All the living rooms and almost all the bedrooms are southfaced - very bright - and all have stunning views of the valley. A swimming pool with its dovecote and its summer kitchen, an air-conditioned wine cellar and the outbuildings, as well as its 5 hectare land in the nature of a park, woods, old was basin, pond, truffle field and meadow complete this beautiful property, which can meet the highest...

## 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 MANSION offers you a living area of 470 m<sup>2</sup>, comprising:

On the ground floor:

- \* Main entrance - 23 m<sup>2</sup> - French doors to garden;

On the right side:

- \* Living room - 38 m<sup>2</sup> - with stone stairwell, French doors to garden;

- \* Dining room - 23 m<sup>2</sup> - fireplace,

- \* Kitchen - 26 m<sup>2</sup> - equipped,

- \* Toilet;

- \* Service entrance - 6 m<sup>2</sup>.

On the left side:

- \* Reception room - 50 m<sup>2</sup> - fireplace, French doors to garden;

- \* Hallway with storage room - 8 m<sup>2</sup> - serving

- \* Bedroom 1 - 19 m<sup>2</sup> - French doors to garden/pool.

Going down a stone staircase:

- \* Air-conditioned wine cellar - 18 m<sup>2</sup>;

- \* Summer kitchen - 22 m<sup>2</sup> - overlooking the pool terrace;

- \* Shower room, toilet cabinet - 4 m<sup>2</sup>;

- \* Laundry/boiler room - 8 m<sup>2</sup>;

Clearance giving access to the outbuilding - old barn - 90 m<sup>2</sup>.

Upstairs:

- \* Stone staircase landing - 10 m<sup>2</sup>;

On the right side:

- \* Hallway - 15 m<sup>2</sup>;

- \* Bedroom 2 - 23 m<sup>2</sup> - with

- \* Bathroom - 6 m<sup>2</sup> - bath, shower, sink, WC;

- \* Bedroom 3 - 14 m<sup>2</sup>;

- \* Bathroom - 7 m<sup>2</sup>;

- \* Toilets - 2 m<sup>2</sup>.

In the tower:

- \* Landing - 4 m<sup>2</sup>;

- \* Bedroom 4 - 20 m<sup>2</sup>;

- \* Shower room - 7 m<sup>2</sup> - shower, WC;

- \* Bedroom 5 - 20 m<sup>2</sup> - attic, dormitory.

On the left side:

- \* Corridor/passage - 20 m<sup>2</sup>;