

Superb FARMHOUSE in very peaceful setting with great views and swimming pool! Ideal for CH/gites/co-habitation



INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	9
Bath:	7
Floor:	695 m2
Plot Size:	10572 m2

IN BRIEF

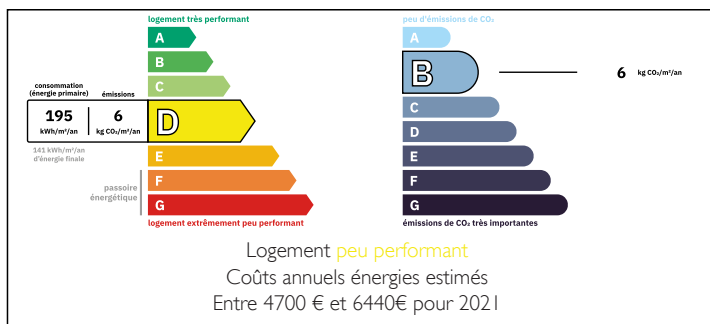
Very spacious farmhouse in immaculate condition! Situated on its own grounds of over 1 hectare with a beautiful, secured swimming pool in a truly incredible location!

Absolutely peaceful, no noise or visual disturbance. Located in the hilly Entre-Deux-Mers region, with breathtaking views over the rolling vineyards! Just a few minutes from a village with daily needs, and within 10 minutes, you will find several towns and villages with all amenities. Saint-Emilion is 20 minutes away, Bordeaux and Bergerac are 1 hour away!

Truly perfect for a tourist activity (gites and/or guest houses), shared accommodation, or to accommodate a large family! Adaptable to all your projects!



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 immense living space of 695 m² (!) offers numerous possibilities for all your projects! Due to its layout—two dwellings plus a converted outbuilding—it's perfect for a B&B/gîte business! However, it's also ideal for a vacation home for 2/3 families or close friends, for a co-living project, or, of course, for a large family! Almost all the bedrooms are en suite (with bathrooms), and there are several large separate living areas, with the possibility of connecting them.

PART 1:

Housing 1 offers 290 m² of living space, including:

- * Kitchen - 37 m² - equipped with covered terrace,
- * Dining room/office - 15 m²,
- * Winter garden - 31 m²,
- * Living room - 39 m² - with 28 m² mezzanine,
- * Laundry room - 10 m²,
- * Storage room - 15 m²,
- * Bedroom 1 - 55 m² - with shower room and access to the outside (could be used as a bedroom),
- * Bedroom 2 - 17 m²,
- * Bedroom 3 - 17 m² - or office,
- * Shower room - 8 m².
- * Bedroom 4 - 37 m² - upstairs, with the possibility of creating a bathroom.

PART 2:

Housing 2 offers A 320 m² living space, comprising:

- * Cathedral-shaped living room - 55 m² - could be used as a reception room/restaurant!
- * Open-plan kitchen,
- * Small utility room - 10 m²,
- * Pantry - 16 m²,
- * Bedroom 5 - 34 m² - with shower room and access to the outside,
- * Bedroom 6 - 34 m² - with shower room.
- * Mezzanine - 70 m² - suitable for a TV and/or...