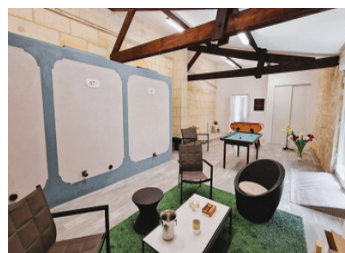
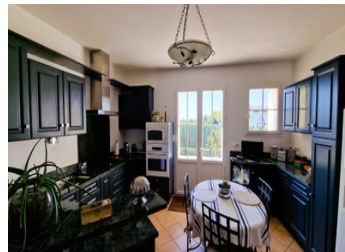


## Elegant Stone Manor House with Pool, Two Garages, and Original Wine Vat Room – Located near Amenities



## INFORMATION

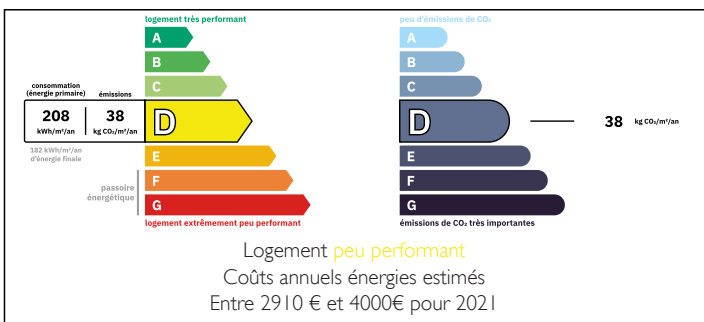
Town:	Saint-Émilion
Department:	Gironde
Bed:	6
Bath:	3
Floor:	227.89 m <sup>2</sup>
Plot Size:	2465 m <sup>2</sup>



## IN BRIEF

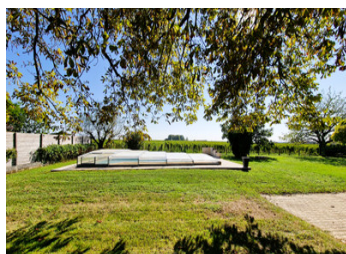
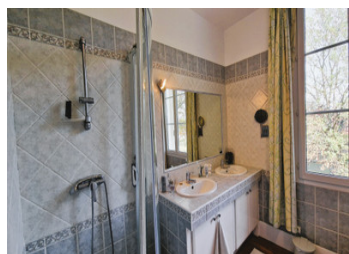
Just 3 km from the historic centre of Saint-Émilion and 5 km from Libourne with its shops, services, train station, and autoroute, this beautifully renovated Maison de Maître combines charm, comfort, and convenience in the heart of the Bordeaux wine region. The property features 6 bedrooms, spacious reception rooms, a 67 m<sup>2</sup> games room, and a modern kitchen opening onto a 40 m<sup>2</sup> terrace. High-quality finishes include PVC and aluminium double glazing, excellent insulation, gas de ville, alarm with tele surveillance, solar panels, and a micro-station. Outdoors, a 10x5 m swimming pool with new liner and cover, two wells, landscaped garden, and two garages complete the ensemble. With no major works required, this turn-key family or holiday home is perfectly suited to buyers seeking a refined lifestyle near the vineyards of Saint-Émilion and within easy reach of Bordeaux.

## 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

This exceptional stone Maison de Maître enjoys an enviable location just 3 km from the world-renowned medieval town of Saint-Émilion and 5 km from the amenities of Libourne, including train links and autoroute access.

### Spacious and Functional Layout:

On the ground floor, the entrance hall (13.55 m<sup>2</sup>) leads to a bright living room (21.40 m<sup>2</sup>), a dining room (22.15 m<sup>2</sup>), and a large fitted kitchen (23.65 m<sup>2</sup>) opening onto a 40 m<sup>2</sup> terrace. A laundry room, shower room, and bathroom ensure everyday practicality, while a 67 m<sup>2</sup> games room offers exceptional space for leisure or entertaining. A ground-floor bedroom (17.35 m<sup>2</sup>) adds further comfort.

The first floor provides 5 additional bedrooms (from 7.45 m<sup>2</sup> to 18 m<sup>2</sup>), a dressing room, an office (22.60 m<sup>2</sup>), a bathroom, and a separate toilet.

### Comfort and Modern Features:

Carefully renovated, the property offers PVC or aluminium double-glazed windows, quality insulation, gas de ville heating, solar panels, a micro-station, and an alarm system with tele surveillance. No major works are required.

### Outdoor Lifestyle:

Set on landscaped grounds, the home includes a 10 x 5 m swimming pool with a new liner and cover, two wells, and two large garages (46 m<sup>2</sup> and 59 m<sup>2</sup>). A 63.50 m<sup>2</sup> vat room (cuvier) provides further potential for wine enthusiasts or storage.

A Refined Property in the Bordeaux Wine Region: Perfect as a spacious family residence, second home, or luxury holiday rental, this property combines character and modern comfort in one of the most sought-after areas of the Bordeaux wine region. With...

## LOCAL TAXES

Taxe foncière: **2237 EUR**

## NOTES