

Magnificent MANOR HOUSE with beautiful orangery, individual apartment and outbuildings! Near Saint-Emilion!



## INFORMATION

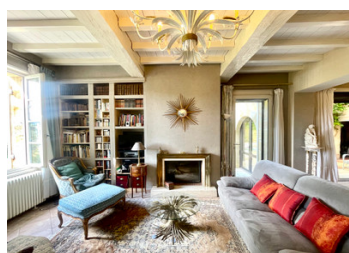
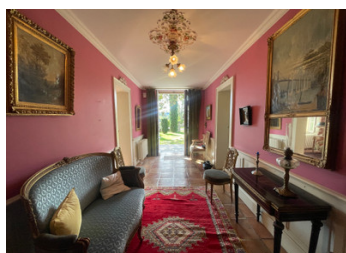
Town:	Saint-Émilion
Department:	Gironde
Bed:	9
Bath:	3
Floor:	424 m2
Plot Size:	4600 m2

## IN BRIEF

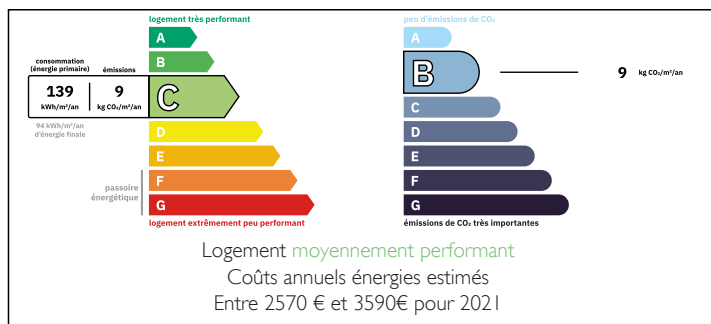
Close to Saint-Emilion, located in a village with shops within walking distance, come discover this charming 333 m<sup>2</sup> stone MAISON DE MAITRE with incredible charm! In very good condition, it will seduce you with its character and authentic features, its bright rooms thanks to its large windows and south-facing exposure, and its beautiful 50 m<sup>2</sup> orangery - a real additional living space - with stone terraces! The outbuildings (80 m<sup>2</sup> total), a 90 m<sup>2</sup> apartment, and a park with a variety of mature trees, enclosed by a gate and old cast iron fences complete the charm of this property!

Currently not equipped with a swimming pool, however the land is suitable for a pool.

This beautiful property would be ideal for a large family, but it is also perfect for a tourist activity!



## 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

MANOR HOUSE with a living area of 330 m<sup>2</sup> comprising:

Ground floor:

\* Entrance hall - 13 m<sup>2</sup> - original Gironde tiles, woodwork;

\* Hallway - 11 m<sup>2</sup> - original Gironde tiles, woodwork, stone staircase;

Left side:

\* Reception room - 50 m<sup>2</sup> - with sitting area (with fireplace) and dining area;

From here, access to the 50 m<sup>2</sup> orangery, with arched openings;

\* Open-plan kitchen - 11 m<sup>2</sup> - modern and equipped;

\* Pantry - 7 m<sup>2</sup> - English-style, with cupboards and integrated appliances;

\* Utility room - 17 m<sup>2</sup> - with fireplace;

\* Laundry/boiler room - 14 m<sup>2</sup>;

Right side:

\* Office - 31 m<sup>2</sup> - with fireplace, woodwork and cupboards;

\* Bedroom - 24 m<sup>2</sup> - French window to the exterior, ensuite

\* Bathroom - 9 m<sup>2</sup> - with bathtub, shower, bidet, and toilet.

Upstairs:

Access via a magnificent stone staircase!

\* Landing - 10 m<sup>2</sup>;

\* "Blue" Bedroom - 33 m<sup>2</sup> - with built-in wardrobes;

\* "Red" Bedroom - 30 m<sup>2</sup> - with built-in wardrobes;

\* "Pink" Bedroom - 25 m<sup>2</sup> (can be annexed to the apartment);

\* Bathroom - 10 m<sup>2</sup>;

\* Separate toilet - 2 m<sup>2</sup>;

\* Bedroom/linen room - 16 m<sup>2</sup>;

\* Hallway - 9 m<sup>2</sup> - giving access to:

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

\* Bedroom/storage room - 9 m<sup>2</sup> - attic.

APARTMENT:

With independent access!

Living area 92 m<sup>2</sup> including: