

## Charming Vineyard Estate Near Saint-Émilion | 6-Bed Home with 5ha of Vines



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	6
Bath:	1
Floor:	350 m2
Plot Size:	49696 m2



## IN BRIEF

This charming character property offers outstanding potential for those looking to restore and create a truly distinctive home in the heart of the Bordeaux wine region. While the main house requires renovation to reach its full comfort and elegance, its peaceful setting, traditional architecture, and solid structure provide an excellent foundation for an inspiring project.

The numerous outbuildings — including a wine cellar, pigeonier, and stone barns — are a real highlight, offering a wealth of conversion possibilities for guest accommodation, leisure spaces, or creative workshops.

Enhancing the property's appeal, the estate also includes nearly 5 hectares of AOP Saint-Émilion Grand Cru vineyards, adding both prestige and long-term value. This vineyard not only contributes to the charm of the estate but also offers an

## ENERGY - DPE

DPE not required.

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

Nestled in the beautiful countryside close to Saint-Émilion, this characterful vineyard property for sale offers exceptional potential. Located just 40 minutes from Bordeaux, the estate combines authentic rural charm with the prestige of one of France's most celebrated wine regions.

### The Property:

The main house features six bedrooms, a kitchen with dining area, and a shower room.

Several traditional stone outbuildings complete the property, including a wine storehouse (chai), a dovecote, a garage, and a savoyarde. There are also approximately 60 m<sup>2</sup> of convertible attic space, allowing for further development.

The garden, extending over 2,040 m<sup>2</sup>, provides a peaceful outdoor setting surrounded by vineyards and countryside views.

### Vineyard & Outbuildings:

A major highlight of this property is its nearly 5 hectares of AOP Saint-Émilion Grand Cru vines, adding significant value and offering the possibility of generating income through wine production.

For those wishing to manage the vines personally, note that an existing lease remains valid for another eight years.

### Condition & Technical Details:

No heating system currently installed

Double glazing upstairs; single glazing on the ground floor

Roof and timber frame in good condition, though insulation work is required

Septic tank to be replaced (estimated cost: approx. €15,000)

The property is located along a quiet country road, ensuring both privacy and easy access.

### About Saint-Émilion:

Famed for its world-class wines and UNESCO-listed medieval architecture, Saint-Émilion is one of the

## LOCAL TAXES

**Taxe foncière: 2613 EUR**

**Taxe habitation: EUR**

## NOTES