

Charming house in a beautiful, quiet location with panoramic views, close to shops! Near Saint-Emilion!



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	3
Bath:	3
Floor:	232 m <sup>2</sup>
Plot Size:	4816 m <sup>2</sup>

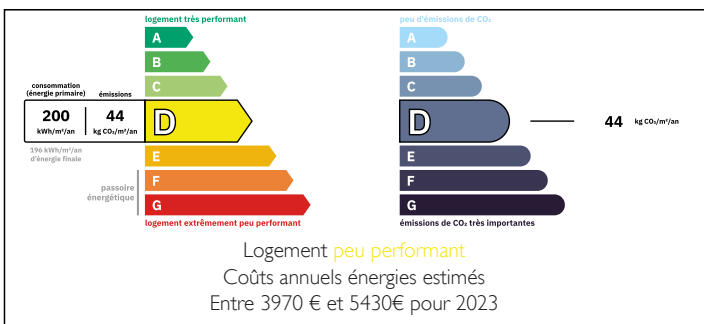
## IN BRIEF

Keywords for the dominant location of this charming house:

\* Panoramic views!, \* Peaceful setting!, \* All shops and amenities within a 1 km walk! \* Close to Saint-Emilion and Bordeaux!

The original house, dating from the 18th century, was enlarged in the 1990s with an extension with large bay windows to maximize the magnificent views of the Dordogne River and the village. These bay windows open onto the shaded southwest-facing terrace ! The swimming pool and its park with mature trees, are accessible via a lovely old stone staircase! The whole setting evokes a romantic atmosphere typical of the South of France! For shopping – at walking distance – you'll find a wide variety of shops specializing in artisanal products, supermarket, restaurants, and a weekly market! Saint-Emilion Saint-Emilion a stone's throw away ! Bordeaux at 30 min !

## ENERGY - DPE



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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

THE HOUSE – almost entirely single-storey – offers 232 m<sup>2</sup> of living space, with generous sized rooms!

Ground Floor:

\* Entrance – 7 m<sup>2</sup> – with built-in closet;

Original 18th-century section:

\* Living/Dining Room – 35 m<sup>2</sup> – exposed wooden beams, stone walls, fireplace;

\* Kitchen – 16 m<sup>2</sup>;

\* Bathroom – 10 m<sup>2</sup> – with toilet;

\* Second Living Room – 42 m<sup>2</sup> – stone walls, original Gironde tiles, panoramic view;

Extension:

\* Large summer living room – 26 m<sup>2</sup> – with large bay windows opening onto the terrace with panoramic views;

\* Office – 11 m<sup>2</sup>;

\* Large master bedroom – 43 m<sup>2</sup> – with large bay windows opening onto the terrace with panoramic views;

\* Dressing room - 4.5 m<sup>2</sup>;

\* Bathroom - 11 m<sup>2</sup> - with bathtub, shower, toilet, panoramic view;

Hallway leading to:

\* Toilet - with washbasin;

\* Laundry room - 9 m<sup>2</sup>;

\* Bedroom - 15 m<sup>2</sup> - with built-in wardrobes; en suite with

\* Shower room - 5 m<sup>2</sup>.

Upstairs:

18th-century section:

\* Bedroom - 30 m<sup>2</sup>;

\* Mezzanine - 18 m<sup>2</sup> - with sloping ceiling.

OTHER:

\* Small storage shed attached to the house - 6 m<sup>2</sup>;

\* Detached outbuilding - 12 m<sup>2</sup> - with pool equipment room and semi-open awning/summer kitchen;

\* Detached garden shed - 8 m<sup>2</sup> - with a wine cellar.

\* Swimming pool - 11x5 m - liner, filter, and pump have been replaced;

## LOCAL TAXES

Taxe foncière: 1904 EUR

Taxe habitation: EUR

## NOTES