

## Character Property with Private Gardens in the Centre of Saint-Émilion (UNESCO)



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	2
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	342 m <sup>2</sup>

## IN BRIEF

Located in the historic heart of Saint-Émilion (33330), a UNESCO World Heritage village renowned worldwide for its prestigious vineyards and exceptional heritage, this rare property represents a unique opportunity for international buyers and investors. The house offers 122 m<sup>2</sup> of living space arranged over two independent levels, each with its own private garden (109 m<sup>2</sup> and 124 m<sup>2</sup>) and complete privacy—an exceptional feature within the medieval centre.

The renovated main level comprises a characterful living room with fireplace, an open-plan kitchen awaiting installation, two bedrooms and a shower room prepared for final fittings. This level enjoys beautiful views over the Tour du Roy and the church bell tower, with direct access to a patio, a private garden and atmospheric rock-cut caves, including one with a well.



## 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

Saint-Émilion is one of France's most iconic villages, internationally recognised for its Grand Cru vineyards, historic monuments and vibrant year-round tourism. Located just 45 minutes from Bordeaux and within easy reach of Bordeaux airport and high-speed rail links, the village attracts visitors, second-home owners and investors from across Europe and beyond.

Set within the medieval quarter, this property enjoys a peaceful setting while being moments from restaurants, wine bars, shops and cultural sites. Properties offering private outdoor space, no vis-à-vis and flexible accommodation are exceptionally rare in this location.

The house is arranged over two separate levels, each with independent access, allowing for multiple configurations: main residence with rental unit, dual holiday lets, or a single extended home. The renovated level offers immediate comfort and charm, while the lower level presents a valuable opportunity to add further accommodation and increase rental yield or resale value.

This is a distinctive property combining heritage, privacy and investment appeal in one of Bordeaux's most desirable destinations.

## LOCAL TAXES

Taxe foncière: **486 EUR**

Taxe habitation: **EUR**

## NOTES

Lounge/kitchen - 27 m<sup>2</sup>

Bathroom - 5.2 m<sup>2</sup>

Bedroom 1 - 15.78 m<sup>2</sup>

Bedroom 2 - 11 m<sup>2</sup>

Studio to renovate - 60 m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>