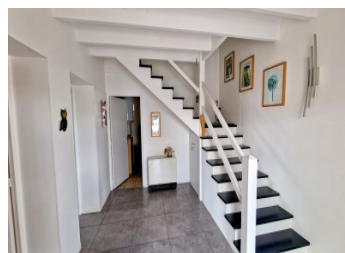
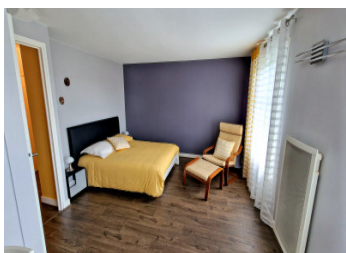
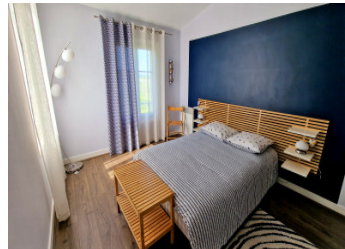


## Elegant stone house with 5 bedrooms, garden and outbuildings in a sought-after Saint-Émilion location



## INFORMATION

Town:	Vignonet
Department:	Gironde
Bed:	5
Bath:	2
Floor:	258 m <sup>2</sup>
Plot Size:	2057 m <sup>2</sup>



## IN BRIEF

Elegant stone house of approx. 258 m<sup>2</sup> set in the highly sought-after Saint-Émilion region, ideal as a spacious family home or a refined holiday retreat.

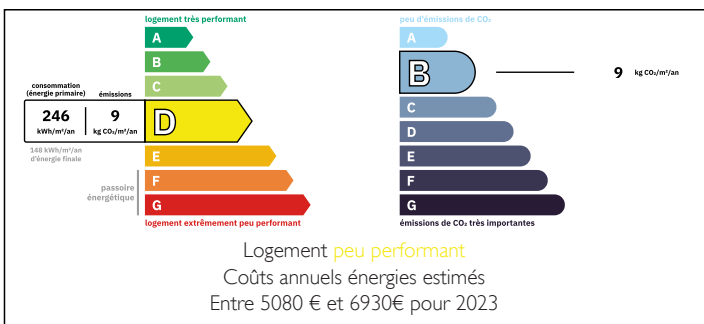
Offering 5 bedrooms including a ground floor bedroom, a study and generous living areas, the property combines authentic character with modern comfort.

The 2,057 m<sup>2</sup> garden provides an excellent setting for outdoor living, with a terrace, summer kitchen, attached garage and space to relax or entertain.

Fully piscinable, the garden offers further potential to enhance the lifestyle appeal.

Ideally located just 3 km from amenities, 5 minutes from Saint-Émilion and 15 minutes from Libourne, this is a versatile and welcoming property in a prime location.

## 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

Located just 5 minutes from Saint-Émilion and 15 minutes from Libourne, this elegant stone property offers an ideal setting for those seeking a spacious family home or a welcoming holiday retreat in one of the most desirable areas of south-west France.

With approximately 258 m<sup>2</sup> of living space, the house has been designed to bring people together while offering flexibility and comfort. The generous living room provides a warm and inviting space for family gatherings, while the large kitchen naturally becomes the heart of the home. A ground floor bedroom, together with a shower room on the same level, allows for practical and comfortable day-to-day living or welcoming guests with ease.

Upstairs, four further bedrooms and a large games room and/or sports room create a relaxed and versatile environment, ideal for children, visiting family or entertaining. The property is beautifully decorated throughout using quality materials, creating a welcoming and refined atmosphere.

Outside, the lifestyle truly comes into its own. The 2,057 m<sup>2</sup> garden is ideal for long summer days, with a terrace for outdoor dining, a summer kitchen for entertaining (36.90 m<sup>2</sup>), and plenty of space to enjoy with family and friends. The garden is fully piscinable, offering the opportunity to create a pool and further enhance its appeal as a holiday home. An attached garage (40 m<sup>2</sup>) and covered wood storage add practicality.

The location completes the picture, combining easy access to local amenities with the renowned lifestyle of the Saint-Émilion area.

Accommodation & surfaces:  
The property offers approximately...

## LOCAL TAXES

**Taxe foncière: 1208 EUR**

**Taxe habitation: EUR**

## NOTES