

Elegant Renovated Stone Property with Heated Pool & Guest House, Just Minutes from Saint-Émilion

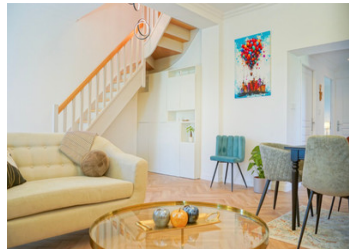


INFORMATION

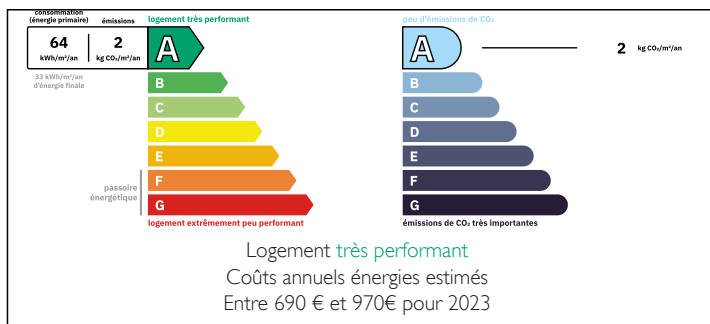
Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	3
Floor:	143 m ²
Plot Size:	863 m ²

IN BRIEF

Discover this exceptional stone property, nestled among the prestigious vineyards just two minutes from the historic centre of Saint-Émilion. Protected under France's Bâtiments de France heritage framework and forming part of the UNESCO World Heritage-listed Jurisdiction of Saint-Émilion, this early 1900s residence was completely renovated in 2026. Offering approximately 143 m² of total living space, including an independent guest house, it features four bedrooms, three bathrooms, a landscaped garden of 863 m², terraces, a pergola and a superb heated swimming pool. Reversible air conditioning, a heat pump, smart-home technology and an impressive A-rated energy performance complete this rare property, combining authentic French character, contemporary comfort and an exceptional Saint-Émilion setting.

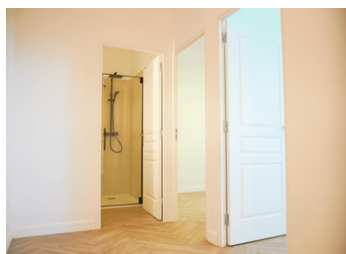
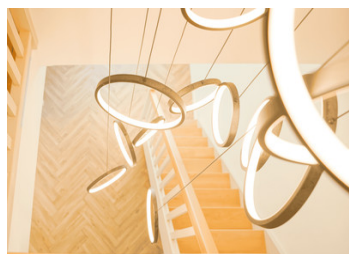


ENERGY - DPE



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

Nestled in a peaceful and picturesque setting among the celebrated vineyards of Saint-Émilion, this beautifully renovated stone property offers a rare opportunity to enjoy the French art of living in one of Bordeaux's most prestigious wine regions.

The property enjoys significant heritage status, protected under France's Bâtiments de France heritage framework and forming part of the UNESCO World Heritage-listed Jurisdiction of Saint-Émilion. This recognition reflects the historic, architectural and landscape importance of the property and its remarkable setting.

Located just two minutes from the historic centre of Saint-Émilion, it occupies a privileged position in the heart of one of the world's most celebrated wine landscapes, combining tranquillity and privacy with easy access to Saint-Émilion's acclaimed restaurants, boutiques, wine estates and cultural attractions.

Originally built in the early 1900s and comprehensively renovated in 2026, the residence retains the authentic character of its traditional stone architecture while offering stylish interiors, modern technology and excellent energy performance.

The main house, offering approximately 104 m² of living space, has been thoughtfully designed for comfortable everyday living. On the ground floor, a fully equipped kitchen opens onto the dining area and welcoming lounge, creating an attractive living and entertaining space of approximately 34 m². A bedroom of approximately 13.7 m² with its own bathroom provides the convenience of ground-floor accommodation, while a separate WC and practical utility room complete this level.

Upstairs, a spacious landing leads to two further bedrooms of approximately 9.6 m² and 11.8 m², together with a family bathroom with WC....

NOTES