

Charming house - 4 beds - quietly located, panoramic view of Saint-Emilion! Strong touristic potential !



## INFORMATION

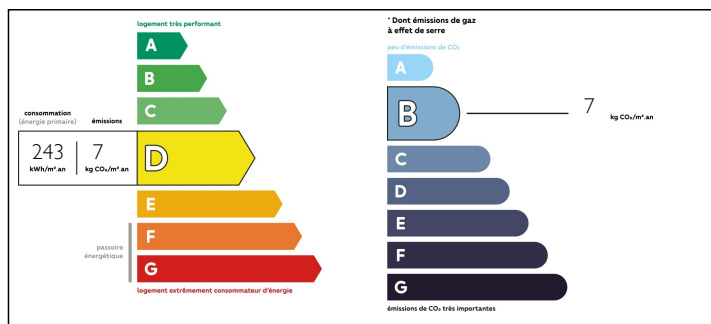
Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	2
Floor:	106 m2
Plot Size:	70 m2

## IN BRIEF

This charming house in the village of Saint-Emilion will seduce you because of its location in a small non-busy alley hidden from tourism and with a panoramic view of the village, as well as with its crazy charm! With its 4 bedrooms, large living room and covered patio (or not) with jacuzzi, it is perfect for a small family or a pied-à-terre to spend holidays and/or for seasonal rentals in CH and/or gite!



## 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

This is a property which has two linked houses, a house on three levels (the attic has been converted) and a house on two levels (the attic has also been converted and the rooms are attic), living space approximately 106 m<sup>2</sup> (the attic m<sup>2</sup> included):

Ground floor:

A living room - 23.63 m<sup>2</sup> - laminate flooring, pellet stove;

A kitchen - 11.98 m<sup>2</sup> - cement tiled floor, equipped;

A WC, a storage room, with cumulus - 4.50 m<sup>2</sup>;

A small garage - 7.50 m<sup>2</sup>

A covered patio - 12.68 m<sup>2</sup> - with jacuzzi, accessible through a B-window in the living room.

1st Floor:

Part 1:

One landing - 6.00 m<sup>2</sup> - wooden floor, storage;

One bedroom - 9.15 m<sup>2</sup> - wooden floor, storage;

A bathroom - 4.00 m<sup>2</sup> - shower, sink, storage;

Part 2:

A clearance - 2.50 m<sup>2</sup> - level - 60 cm with stone staircase, laminate flooring, storage;

One bedroom - 10.30 m<sup>2</sup> - laminate floor, attic (

## NOTES