

Renovated 5 bed stone house close to St Emilion and Libourne, great views, peaceful environment. 140m barn for conversion/storage/car collection. Bordeaux and Bergerac 55kms. Lovely...



## INFORMATION

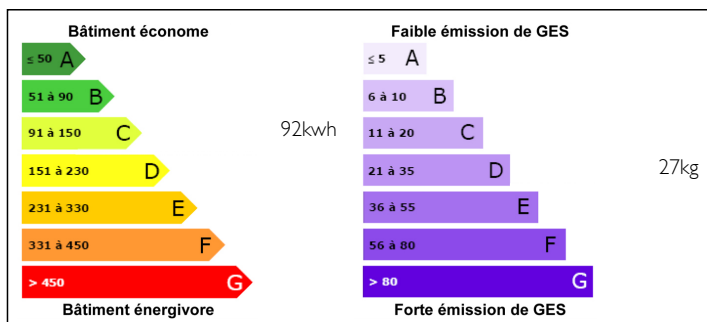
Town:	ST EMILION
Department:	Gironde
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	1667 m2



## IN BRIEF

Lovely bright and spacious stone house offering 5 beds, large bathroom and a shower room, large kitchen/diner, living room, 3 WC, workshop, second kitchen, 140m<sup>2</sup> barn and an enclosed garden with electric gates and great views. All completely renovated in the year 2000. The land has plenty of space to add a pool and the barn could be converted into further living space or gîtes. Located only 10kms from St Emilion and about halfway between Bordeaux and Bergerac, in the heart of a village close to the Church. Two great restaurants, grocery store and wine shop only 5 minutes away. Lovely family home, holiday home or business potential.

## 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 house in the heart of the village offers you:

- \* Entrance hall (6m<sup>2</sup>) tiled floor and stone walls
- \* Cloakroom (wc & sink)
- \* Fitted kitchen/dining room (36m<sup>2</sup>) tiled floors, stone walls, fireplace, wooden staircase to upstairs
- \* Living room (27.75m<sup>2</sup>) tiled floor
- \* Second kitchen/utility room (10.26m<sup>2</sup>)
- \* Boiler room (12m<sup>2</sup>) tiled floor, boiler, fuel tank
- \* Shower room (3.69m<sup>2</sup>) tiled floor, shower, sink, cupboards
- \* Tiled staircase to upstairs
- \* Workshop (30m<sup>2</sup>)

2 stair cases to upstairs:

- \* Landing (7.75m<sup>2</sup>)
- \* Bathroom (13.91m<sup>2</sup>) Shower, sink, bath
- \* Seperate WC
- \* Bedroom (14.93m<sup>2</sup>) tiled floor, exposed beams
- \* Bedroom (14.19m<sup>2</sup>) laminate floor
- \* Bedroom/office (7.79m<sup>2</sup>) (this could be converted into 2 shower rooms to create ensembles for the bedrooms either side) laminate floor
- \* Bedroom (14.77m<sup>2</sup>) laminate floor
- \* Hallway to
- \* Bedroom (13.32m<sup>2</sup>) laminate floor

Outside:

- \* Adjoining barn 140m<sup>2</sup> and 6m height, double glazed windows, electric door, good roof
- \* Smaller outbuilding which could become the Pool house
- \* Enclosed gardens front and back
- \* Gravel parking
- \* Electric gates

Oil fuelled central heating

Wooden double glazing and shutters throughout

Roof in good condition

## LOCAL TAXES

Taxe foncière:

**800 EUR**

## NOTES