

Superb Chartreuse with outbuildings on 15 acres of land in peaceful hamlet near St Emilion.



INFORMATION

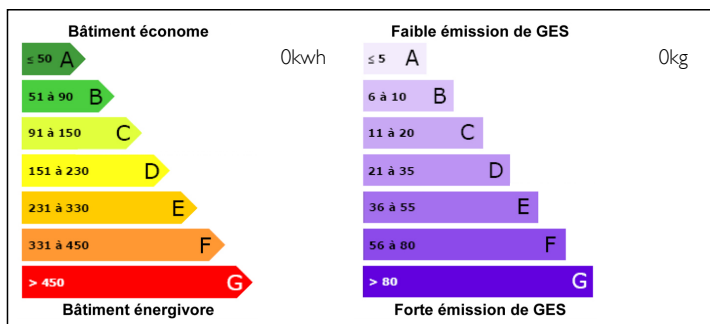
Town:	Gours
Department:	Gironde
Bed:	5
Bath:	2
Floor:	232 m2
Plot Size:	61229 m2

IN BRIEF

This Chartreuse,, built in the 19th century, is composed of an elegant dwelling and 3 outbuildings arranged around a courtyard. The living space comprises a large tiled kitchen, 5 bedrooms, a bathroom with shower and an impressive 92m2 sitting room with fireplace and Canadian wood-burner. The sitting room opens onto a large concrete terrace, overlooking the outbuildings, consisting of 3 barns, a pigeonier, 1 massive cellar and a wine cave. The roofs have been partly redone and the 2 wood-burners heat up the whole habitable space. A door from the kitchen leads out to the garden and reaches far in the land, consisting of 15 acres of woodland and fields. Set in a beautiful environment and suitable for many projects, from a large family home to a business project (tourism, farming etc...). A short drive to the first shops and 20kms from St Emilion, 55kms from Bordeaux.



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

Entrance hall covered with 19th C. cement tiles: 9,60m²

New kitchen with fireplace and woodburner: 34m²

Shower room /laundry to renovate : 5m²

Sitting room with fireplace and canadian woodburner: 92m²

Bedroom 1 with fireplace: 25m² (wooden floor)

New bathroom with shower, bath tub, sink and WC: 15m²

Bedroom 2 (blue): 12,40m²

Bedroom 3 (green): 25m²

Bedroom 4 (pale blue- sky window): 13m²

Bedroom 5: (stone walls) 12m²

Terrace: 36m²

Barn 1 accessed via the kitchen: 42m²+25m² mezzanine

Garage: 25m²

Pigsty and chicken house

Pigeonnier

Barn 2 turned into a Game's room: 38m²

with Stables: 40m²

Above the stables and the game's room: 80m² of convertible attic space

Barn 3: 73m²+41m², with chai : 38m² = 152m²

Large cellar underneath the maison bourgeoise: 192m² with wine cellar

Land:

6 hectares (15 acres) of woodland (oak, chestnut) and fields

3 small plots opposite the house.

Technical details:

Single-glazing on the South side, double-glazing on the North side

New insulated roof on the main house, new roofs on the outbuildings

Heating system: 2 wood-burners

Electrics and plumbing done in 2008/2009

Solar panels for hot water

Septic tank built in 2005

NOTES