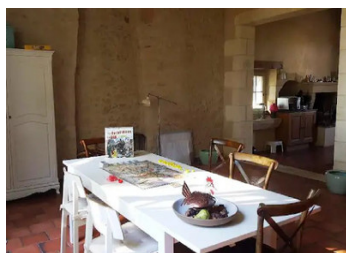
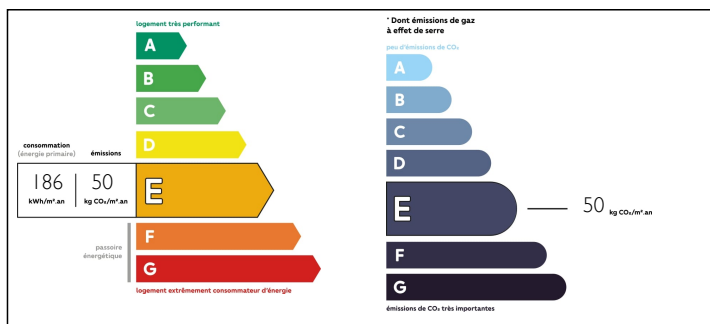


**SUPER ! Magnificent MAISON DE MAITRE surrounded by its 7000 m park with mature trees, orchard, swimming pool!**



## ENERGY - DPE



## INFORMATION

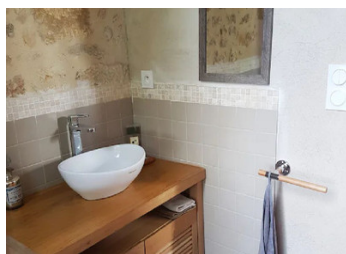
Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	2
Floor:	318 m2
Plot Size:	6935 m2

## IN BRIEF

This magnificent MAISON DE MAITRE with a slate roof (redone and in perfect condition) has preserved its authenticity of yesteryear! In perfect balance between elegance and country spirit, which means that it is in total harmony with its environment! The MAISON DE MAITRE has large living rooms and 4 bedrooms. Possibility of converting the attic of 150 m² with its imposing framework. Surrounded by its fenced park of 7000 m², with its mature trees on one side and an orchard and a pretty garden with swimming pool on the other side, where there is also a covered terrace / summer kitchen and an old converted barn in a carport. Located in the hilly region of Entre-Deux-Mers, in a superb environment with beautiful views, peaceful, and close to a lively village with all amenities! Halfway between Bordeaux and Bergerac, not far from Saint-Emilion with its famous vineyards and castles!

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.



## NOTES

## DESCRIPTION

The house offers you a living area of 318 m<sup>2</sup>, which could be extended with the attic of over 150 m<sup>2</sup>, accessible by the stone staircase.

On the ground floor:

- \* A crossing entrance hall - 36 m<sup>2</sup>;
- \* A kitchen - 27 m<sup>2</sup> - with fireplace;
- \* A dining room - 30 m<sup>2</sup>;
- \* A living room - 32 m<sup>2</sup> - with fireplace;
- \* Laundry
- \* A toilet,
- \* A boiler room.

Upstairs:

- \* A landing - 36 m<sup>2</sup> - crossing;
- \* Bedroom 1 - 23 m<sup>2</sup> - with direct access to the shower room, shared with
- \* Bedroom 2 - 28 m<sup>2</sup> - with direct access to the shower room;
- \* A bathroom - 5 m<sup>2</sup>;
- \* Bedroom 3 - 23 m<sup>2</sup>;
- \* Bedroom 4 - 32 m<sup>2</sup>;
- \* Shower room and dressing room - 11 m<sup>2</sup>.

Note: a 2nd floor where you can create a loft/apartment or additional bedrooms!

OUTSIDE:

- \* A former outbuilding, currently sheltering two cars;
- \* An old outbuilding, currently a covered terrace/summer kitchen and technical area;
- \* A 12x4 swimming pool, heated by heat pump, integrated electric cover.

TECHNICAL INFORMATION:

- \* In good condition,
- \* Roof redone,
- \* Electricity redone,
- \* Oil fired central heating,
- \* Individual sewage system.

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Information about risks to which this property is