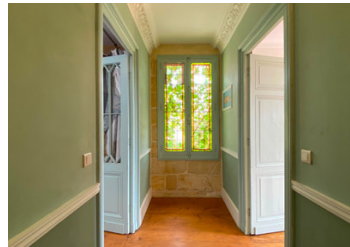


Elegant 19th-Century Chartreuse with Land in a Calm Setting near Saint-Émilion



INFORMATION

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



IN BRIEF

This charming French Chartreuse seamlessly blends historic elegance with modern comfort, set on 15 acres of picturesque woodland and fields. The expansive 92m² sitting room with a cozy wood burner opens directly onto a terrace overlooking three large barns and a charming pigeonnier. Inside, enjoy five bright bedrooms, a stylish bathroom, and a sunlit kitchen with classic tiled flooring.

Perfect for a family home, tourism venture, or investment, this estate offers endless potential for farming, guesthouses, events, or other creative projects. Located just 3 km from St Seurin/l'Isle (shops, railway, motorway), 15 km from Puisseguin, 20 km from the renowned Saint-Émilion and Libourne, and 55 km from Bordeaux.

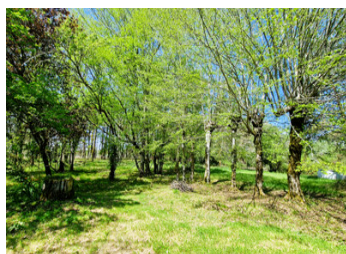
A unique opportunity for those seeking authentic French countryside living, with endless potential in the heart of Gironde.

ENERGY - DPE

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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

Technical details:

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

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

Heating system: 2 wood-burners

Electrics and plumbing done in 2008/2009

Solar panels for hot water

Septic tank installed in 2005

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

New kitchen with fireplace and wood burner: 34m²

Shower room /laundry to renovate : 5m²

Sitting room with fireplace and Canadian wood burner: 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.

LOCAL TAXES

Taxe foncière:

1585 EUR

NOTES