

Character stone house with pool, near Bordeaux wine country and Saint-Émilion



INFORMATION

Town:	Montcaret
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	245 m2
Plot Size:	933 m2

IN BRIEF

Character stone property set in a peaceful hamlet, enjoying countryside views and a low-maintenance garden with large pool.

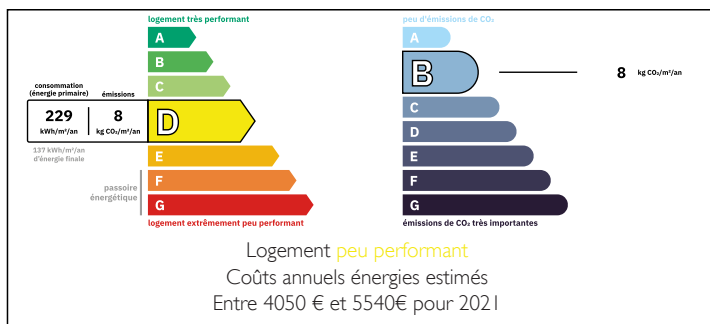
The house is full of character, with exposed stone walls, beams and stone fireplaces, and offers generous, flexible living accommodation. A particular highlight is the full-height ground-floor bedroom with en-suite bathroom, ideal for single-level living.

Upstairs, there are two spacious bedrooms, one with en-suite, accessed via staircases at either end of the house, allowing privacy and flexibility for guests.

The ground floor includes an open-plan kitchen with island and family sitting area, opening onto the terrace, a separate dining/snug area, an additional sitting room with wood burner, a spacious utility room, and a ground-floor bathroom with WC.



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.



LOCAL TAXES

Taxe foncière: 1184 EUR

NOTES

DESCRIPTION

Location

Set in a small, peaceful hamlet, with the garden and pool not overlooked, this property enjoys a quiet countryside setting while remaining well connected.

Boulangerie in Montcaret (5 mins)

Supermarket in Vélines (5 mins)

Castillon-la-Bataille – 10 km (shops, restaurants, riverside events)

Sainte-Foy-la-Grande – 14 km (full commerce, train station, award-winning market)

Saint-Émilion – 21 km

Bordeaux & international airport – approx. 58 km

Golf, spa and Michelin-star dining at Château des Vigiers – 24 km

The House

A character stone house offering generous volumes and flexible accommodation, with exposed stone walls, beams and fireplaces throughout.

Ground floor

Open-plan kitchen & family living area with wood burner (33.5 m²)

Dining room with snug and patio doors to terrace (36.85 m²)

Large ground-floor bedroom (37.64 m²) with en-suite shower room

Separate sitting room with patio doors and staircase to upper bedroom

Utility room with terrace access

Bathroom with bath, WC and washbasin

Spacious understairs storage

First floor

Upper hall with sitting area and view to dining space

Bedroom 2 (47.67 m²) with en-suite shower room

Bedroom 3 (27.14 m²), accessed via staircase, with option to close off

Outside

Covered terrace for dining and relaxing

Large swimming pool with Roman steps

Garden laid mainly to gravel with pots, trees and shrubs for easy maintenance