LEGGETT IMMOBILIER INTERNATIONAL

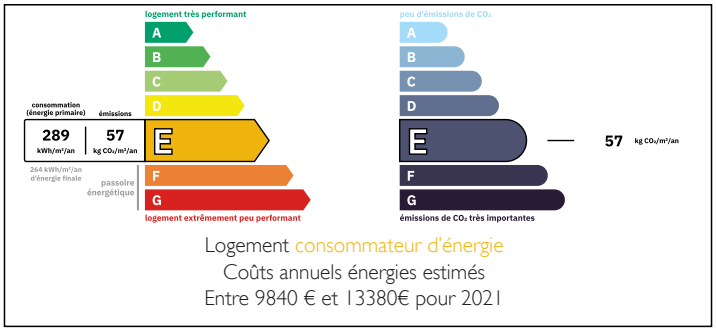
www.frenchestateagents.com

Ref: A34082SAG33 Price: 808 500 EUR

agency fees to be paid by the seller

Beautiful Stone Property Near St Émilion & Libourne, 6 Bedrooms, Large Barn & Workshop

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9840 € et 13380€ pour 2021

INFORMATION

Town:	Saint-Sulpice-de-Faleyrens
Department:	Gironde
Bed:	6
Bath:	3
Floor:	460 m2
Plot Size:	1820 m2

IN BRIEF

Nestled in the charming commune of Saint Sulpice de Faleyrens, this beautiful property combines elegance and comfort. Ideally located, it's 10 mins from Saint-Émilion and Libourne, and 40 mins from Bordeaux.

Key Features:
Six spacious bedrooms, including a ground-floor suite with sitting room and bathroom
Fully equipped kitchen, dining room, pantry, laundry room, and wine cellar
Elegant lounge with cozy fireplace snug, large veranda with views of the south-facing garden
Five additional bedrooms, two bathrooms, and a 2nd sitting room upstairs
Lush garden with mature trees and ample parking space

Saint Sulpice de Faleyrens is home to the 4,500-year-old menhir of Pierrefitte, a historic

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.

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LOCAL TAXES

Taxe foncière:	**2351 EUR**

NOTES

DESCRIPTION

Ground floor :
Fitted kitchen - 24 m²
Rear kitchen - 11 m²
Dining room - 27.5 m²
Living room - 46 m²
Fire place snug - 22 m²
Cellar - 6,5 m²
Utility room - 7.5 m²
WC - 1.9 m²
Cupboard under the stairs - 2 m²
Bedroom - 18.5 m²
Attached living room - 15 m²
Bathroom - 14 m²

1st floor :
Master bedroom - 30 m²
Bedroom 2 - 20 m²
Shower room - 4 m²
Living room - 26 m² + mezzanine 8 m²
Bedroom 3 - 27 m²
Bedroom 4 - 15 m²
Bedroom 5/Office - 37 m²
Bathroom - 8.5 m²
Staircase to the attic.

Veranda - 29 m²
Covered terrace - 23 m²
Adjoining barn - 78 m²
Adjoining workshop with storage mezzanine - 33 m²

South-facing garden - almost not overlooked
Hen enclosure
Town gas
Double glazed windows
Mains drainage
Roof redone
Plumbing good
Electric gates
Large parking area
Linky

Information about risks to which this property is exposed is available on the Géorisques website :