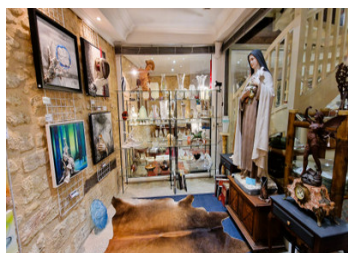
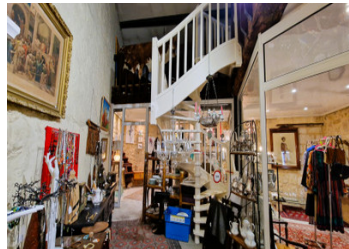
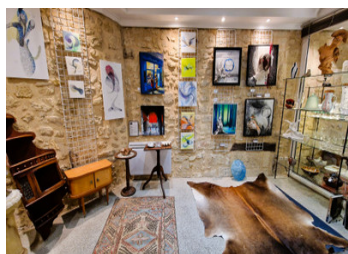


A rare opportunity to buy premises in the wonderful town of St Émilion



## ENERGY - DPE

| Logement économe    |   | Faible émission de GES |   |
|---------------------|---|------------------------|---|
| ≤ 30                | A | ≤ 3                    | A |
| 31 à 90             | B | 4 à 10                 | B |
| 91 à 170            | C | 11 à 25                | C |
| 171 à 270           | D | 26 à 45                | D |
| 271 à 380           | E | 46 à 70                | E |
| 381 à 510           | F | 71 à 95                | F |
| > 510               | G | > 95                   | G |
| Logement énergivore |   | Forte émission de GES  |   |

## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Saint-Émilion      |
| Department: | Gironde            |
| Bed:        | 0                  |
| Bath:       | 0                  |
| Floor:      | 118 m <sup>2</sup> |
| Plot Size:  | 12 m <sup>2</sup>  |

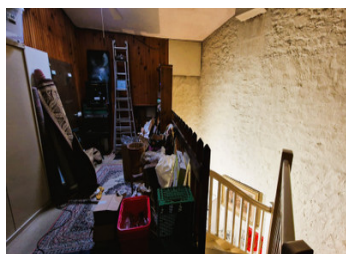
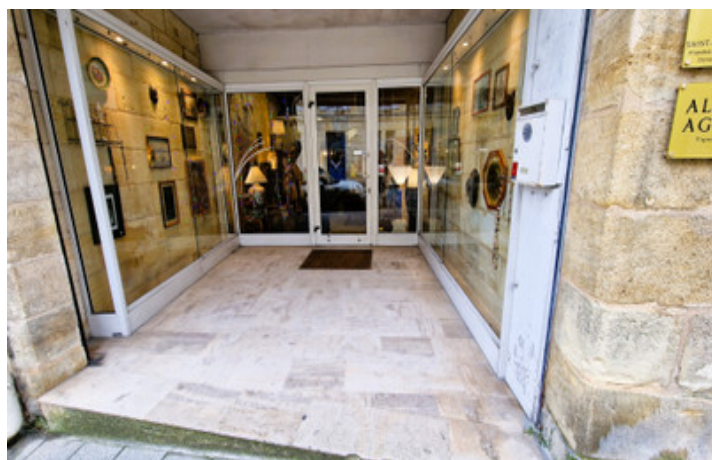
## IN BRIEF

A versatile shop space that can also serve as a residence, with 118.15 m<sup>2</sup> on one level and a mezzanine of around 30 m<sup>2</sup>, making a habitable surface of 105.77 m<sup>2</sup>. The interior is divided by clear partitions and includes a WC with a sink. A roadside terrace provides an ideal space to attract customers and can also serve as a pleasant outdoor seating area. The roof has been fully renovated, new electric radiators installed, and the property is connected to fiber internet and mains drainage.

Saint-Émilion, a UNESCO World Heritage-listed village, is renowned for its prestigious wines, historic architecture, and enchanting atmosphere. It seamlessly blends gastronomy, culture, and countryside charm, offering an exceptional quality of life. Living here means indulging in world-class food and wine while being part of a close-knit and welcoming community. Attracting wine enthusiasts from...

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

A versatile shop space that can also serve as a residence, with 100 m<sup>2</sup> on the ground floor and a mezzanine of approximately 30 m<sup>2</sup>. The interior is divided by clear partitions and includes a WC with a sink. A roadside terrace provides an ideal space to attract customers and can also serve as a pleasant outdoor seating area. The roof has been fully renovated, new electric radiators installed, and the property is connected to fiber internet and mains drainage.

Saint-Émilion, a UNESCO World Heritage-listed village, is renowned for its prestigious wines, historic architecture, and enchanting atmosphere. It seamlessly blends gastronomy, culture, and countryside charm, offering an exceptional quality of life. Living here means indulging in world-class food and wine while being part of a close-knit and welcoming community. Attracting wine enthusiasts from around the globe, the town presents excellent opportunities for business.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 524 EUR

## NOTES