LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36131MK33 Price: 1 260 000 EUR

agency fees to be paid by the seller

Gorgeous CHATEAU set in its park with matured trees and pool, close to Saint-Emilion!















INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	7
Bath:	6
Floor:	382 m2
Plot Size:	11740 m2

IN BRIEF

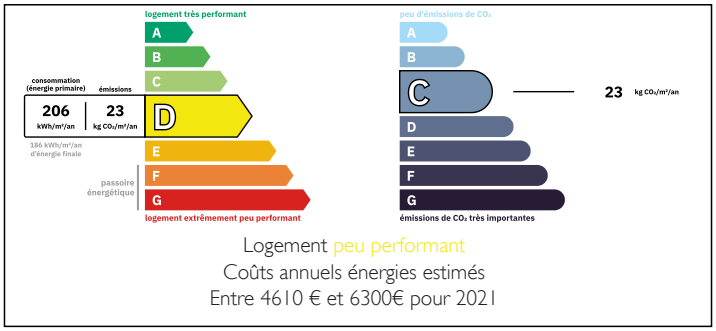
This gorgeous chateau of the 19th century is located in a charming petite bastide village - with a small supermarket, backer, bar and restaurant - in the Entre-Deux-Mers, a wonderful region with sloping vineyard, the so-called "La Petite Tuscany de France", only a stone throw from Saint-Emilion and Bordeaux!

The château is equipped with beautiful authentic features, generous sized and bright rooms and 7 bedrooms rooms with their bathroom. Furthermore a garden floor - with play room, summer cuisine, wine cellar - with acces to the lovely terrace from where you can go into the idyllic park with matured trees of more than one hectare! Here you also find a lovely swimming pool area!

Several independant outbuildings - 115 m² total - give great potential for creating additional living space or for other projects!

A beautiful property ideal to welcome a...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4610 € et 6300€ pour 2021

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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NOTES

DESCRIPTION

The château offers 482 m² of living space on three levels - 382 m² of heated living space.

GARDEN LEVEL:

With access to a terrace and the grounds with swimming pool.

* Landing - 7 m²
* Games Room - 29 m²
* Living Room - 27 m²
* Summer Kitchen - 26 m²
* Wine Cellar - 40 m²
* Workshop - 27 m²
* Entrance - 16 m²
* Boiler Room/Storage - 11 m²

GROUND FLOOR:

With original flooring! * Entrance - 11.50 m²

* Dining room - 28 m²
* Reception room - 33 m²
* Reception room - 28 m²
* Hallway - 17.50 m² - serving:
* Kitchen - 22 m²
* Laundry/Utility room - 16 m²
* Bedroom 1 - 20 m²
* Bathroom - 10 m²

UPPER FLOOR:

* Landing - 4.50 m²
* Hallway - 18 m²
* Bedroom 2 - 23 m²
* Bathroom - 9 m²
* Bedroom 3 - 18 m²
* Shower room - 3 m²
* Bedroom 4 - 17 m²
* Bathroom - 12 m²
* Bedroom 5 - 20 m²
* Shower room - 3 m²
* Bedroom 6 - 22 m²
* Shower room - 2 m²
* WC - 1.5 m²
* Bedroom 7 - 22 m²
* Bathroom - 60 m²

Note: All bathrooms/showers are equipped with a WC!