

## Exceptional Renovated Stone Property with 3 Houses Near Saint-Émilion



## INFORMATION

Town:	Lussac
Department:	Gironde
Bed:	7
Bath:	4
Floor:	461 m <sup>2</sup>
Plot Size:	2047 m <sup>2</sup>



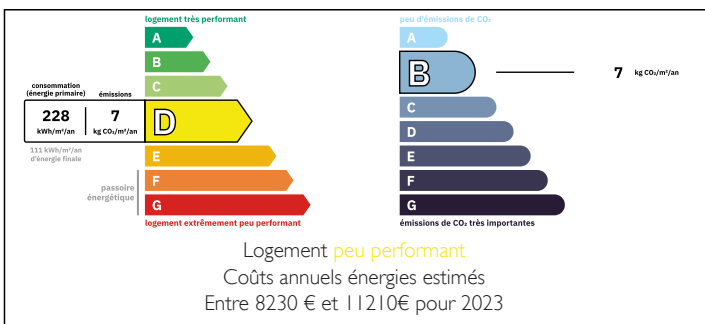
## IN BRIEF

Beautifully renovated stone property in the heart of the Lussac vineyards, consisting of three adjoining houses (192 m<sup>2</sup>, 176 m<sup>2</sup> and 124 m<sup>2</sup>), ideal for a large family, multigenerational living or a gîte/holiday rental project. The ensemble offers a total of 492 m<sup>2</sup> of living space and combines historical charm with modern comfort.

Set in a quiet hamlet just a few minutes from Lussac's amenities and only 15 minutes from Saint-Émilion, this exceptional property includes spacious living areas, character features, private parking, a well, a terrace and a fully enclosed garden. Air conditioning is installed in Houses 2 & 3, while House 1 benefits from electric radiators. All three homes share the same meter and drainage system.

A rare opportunity in a sought-after wine region just 1 hour from Bordeaux.

## 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.



## DESCRIPTION

Situated in the charming wine village of Lussac, close to Saint-Émilion and within easy reach of Bordeaux, this fully renovated property offers exceptional flexibility with three adjoining stone houses full of character.

### House 1 (192 m<sup>2</sup>)

Ground floor: entrance hall, living room, dining room, kitchen, utility room/WC, and a ground-floor bedroom.

First floor: master bedroom with ensuite bathroom/WC, two further bedrooms and a shower room/WC.

Features: beautiful stone, historic details, electric radiators.

### House 2 (176 m<sup>2</sup>)

Ground floor: kitchen, utility room/WC, very large and bright living area with bar.

First floor: large landing, bedroom with ensuite shower room, separate WC, bedroom with bathtub on mezzanine, and an additional shower room.

Features: air conditioning in kitchen/dining area, bar/living room and all three bedrooms, historic wine presses from Saint-Émilion, magnificent spiral staircase.

### House 3 (124 m<sup>2</sup>)

Ground floor: living room and kitchen.

First floor: large bedroom and shower room/WC.

Features: air conditioning, charming stonework.

### Exterior:

All three homes share the same meter and drainage system.

Private parking, enclosed garden, terrace, old well, calm location and fast fibre internet throughout.

Doors originally came from London's St Pancras Station and Ely Parish Church — a unique touch of history.

### About Lussac:

Lussac offers cafés, restaurants, bakery, medical

## LOCAL TAXES

Taxe foncière: **2519 EUR**

## NOTES