LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42183MK33 Price: 997 000 EUR

agency fees to be paid by the seller

A HAVEN OF PEACE, close to SAINT-EMILION! Beautiful complex of 3 houses with swimming pool and lovely garden!







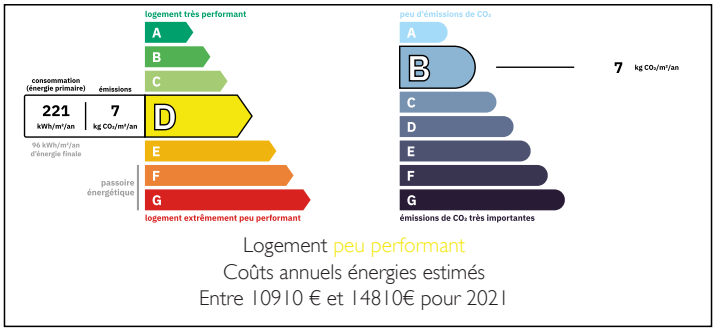








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 10910 € et 14810€ pour 2021

INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	13
Bath:	7
Floor:	662 m2
Plot Size:	8972 m2

IN BRIEF

A HAVEN OF PEACE !
Whatever your plans: family life, friends, or even tourist activities, this beautiful complex will delight you if you're looking for peace, space, and serenity!

This 18th-century FORMER FARMHOUSE built of rubble and cut stone has undergone a beautiful renovation, preserving its original character. It consists of three independent dwellings, each with its own outdoor space within a fenced park of nearly one hectare. You'll find:

- A relaxation area with a pretty little outbuilding, a large 14mx7m swimming pool, a pétanque court, a vegetable garden, and more.

- Fruit trees: apple, fig, plum, quince, cherry, pear, and hazelnut trees, and century-old lime, oak, and walnut trees, not to mention a wide variety of rose bushes.

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 three houses together have a total living area of 662 m².
They connect to each other through double doors and have their own terrace.

HOUSE I:
Total area 260 m², comprising:
On the ground floor:
* Kitchen/dining room with fireplace - 38 m²,
* Entrance/office - 24 m²,
* Living room - 34 m²,
* Bedroom - 23 m²,
* Shower room with WC
The office, living room, and bedroom are in good condition, and the kitchen-dining room has been completely renovated. Upstairs:
* 5 Bedrooms: 29 m², 28 m², 18 m², 14 m², 8 m²
* 1 Bathroom with WC, for the 29 m² bedroom: 1 Shower room, 1 WC
The bedrooms upstairs are completely renovated. Air/water heat pump heating; Double glazing for most rooms!

HOUSE II:
Former converted barn. Total surface area: 200 m² including:
On the ground floor:
* Large kitchen/dining room: 53 m²
* Large living room - 45 m²
* Ground floor bedroom - 14 m²
* Shower room, WC
Upstairs:
* Bedroom - 51 m²
* Office/bedroom - 19 m² - attic
* Shower room, WC Complete renovation! Electric radiator heating! Double glazing!

HOUSE III:
Total surface area 200 m² including:
On the ground floor:
* A large living room with open kitchen - 46 m²,
* TV lounge/bedroom 18 m²,
* Shower room, WC,