LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42505MK33 Price: 399 000 EUR

agency fees to be paid by the seller

Charming house in a beautiful, quiet location with panoramic views, close to shops! Near Saint-Emilion!







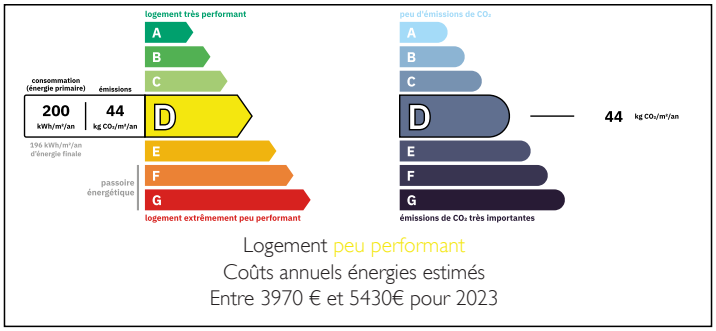








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3970 € et 5430€ pour 2023

INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	3
Bath:	3
Floor:	232 m2
Plot Size:	4816 m2

IN BRIEF

Keywords for the dominant location of this charming house:
* Panoramic views!, * Peaceful setting!, * All shops and amenities within a 1 km walk! * Close to Saint-Emilion and Bordeaux!

The original house, dating from the 18th century, was enlarged in the 1990s with an extension with large bay windows to maximize the magnificent views of the Dordogne River and the village. These bay windows open onto the shaded southwest-facing terrace ! The swimming pool and its park with mature trees, are accessible via a lovely old stone staircase! The whole setting evokes a romantic atmosphere typical of the South of France! For shopping – at walking distance – you'll find a wide variety of shops specializing in artisanal products, supermarket, restaurants, and a weekly market! Saint-Emilion Saint-Emilion a stone's throw away ! Bordeaux at 30 min !

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:	**1904 EUR**

NOTES

DESCRIPTION

THE HOUSE – almost entirely single-storey – offers 232 m² of living space, with generous sized rooms!

Ground Floor:
* Entrance – 7 m² – with built-in closet;
Original 18th-century section:
* Living/Dining Room – 35 m² – exposed wooden beams, stone walls, fireplace;
* Kitchen – 16 m²;
* Bathroom – 10 m² – with toilet;
* Second Living Room – 42 m² – stone walls, original Gironde tiles, panoramic view;
Extension:
* Large summer living room – 26 m² – with large bay windows opening onto the terrace with panoramic views;
* Office – 11 m²;
* Large master bedroom – 43 m² – with large bay windows opening onto the terrace with panoramic views;
* Dressing room - 4.5 m²;
* Bathroom - 11 m² - with bathtub, shower, toilet, panoramic view;
Hallway leading to:
* Toilet - with washbasin;
* Laundry room - 9 m²;
* Bedroom - 15 m² - with built-in wardrobes; en suite with
* Shower room - 5 m².

Upstairs:
18th-century section:
* Bedroom - 30 m²;
* Mezzanine - 18 m² - with sloping ceiling.

OTHER:
* Small storage shed attached to the house - 6 m²;
* Detached outbuilding - 12 m² - with pool equipment room and semi-open awning/summer kitchen;
* Detached garden shed - 8 m² - with a wine cellar.
* Swimming pool - 11x5 m - liner, filter, and pump have been replaced;