

## Elegant Character Property with Pool, Gîte, Garage and Hospitality Potential – Near Saint-Émilion

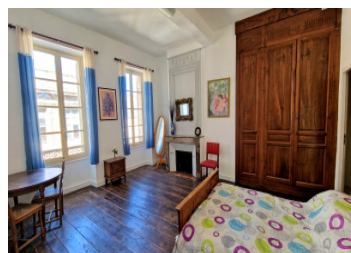
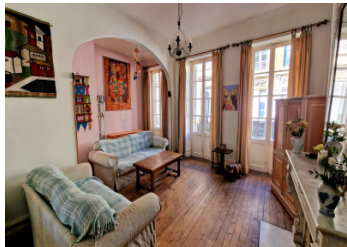


## INFORMATION

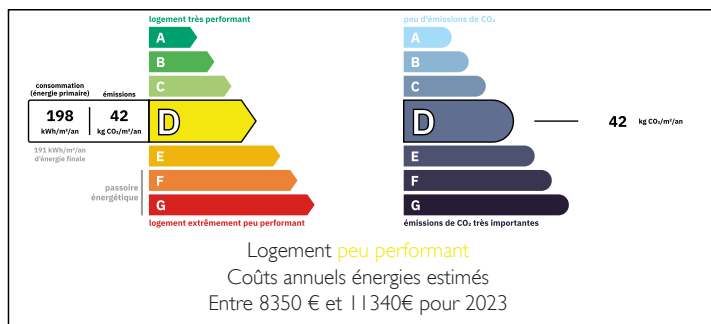
Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	7
Bath:	7
Floor:	500 m <sup>2</sup>
Plot Size:	670 m <sup>2</sup>

## IN BRIEF

Just 15 minutes from Saint-Émilion and under an hour from Bordeaux, this elegant character property offers a rare combination of charm, generous volumes and lifestyle potential. Set over three floors plus attic, the property comprises 6 en-suite bedrooms and a private owner's suite, along with spacious reception areas and a separate gîte currently used for artistic workshops, which could easily be transformed into a yoga, pilates or wellness space. With its 6 x 12 m swimming pool and central location in a lively riverside town, this is an ideal opportunity for a boutique guesthouse, wellness retreat or family home with income potential.

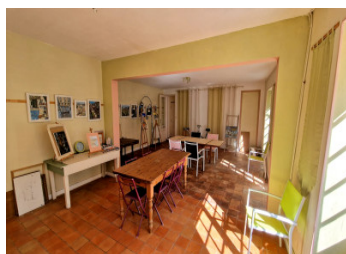


## ENERGY - DPE



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

Located in the heart of Castillon-la-Bataille, a lively riverside town with shops, restaurants and a train station, with its characterful façade, this property reveals generous living spaces and a warm, welcoming atmosphere, perfectly suited to both hospitality and family living.

The main house is arranged over three floors and offers 6 en-suite double bedrooms, all generously sized (19.5 m<sup>2</sup>, 21 m<sup>2</sup>, 28 m<sup>2</sup>, 29 m<sup>2</sup>, 33 m<sup>2</sup> and 36 m<sup>2</sup>), along with a private owner's suite on the first floor (bedroom 29.5 m<sup>2</sup> & lounge 33 m<sup>2</sup>), ensuring a clear and comfortable separation between personal and guest areas. Each bedroom benefits from its own bathroom or shower room, providing comfort and privacy for guests.

The ground floor features spacious and inviting reception rooms, including a 28 m<sup>2</sup> kitchen, a 24.5 m<sup>2</sup> dining room, a 30 m<sup>2</sup> living room, and a 25 m<sup>2</sup> library, creating an ideal setting for entertaining guests or enjoying everyday living. Upstairs, the bedrooms continue to offer excellent proportions and flexibility, making the property perfectly suited to a chambres d'hôtes or boutique hospitality project.

The independent gîte adds further versatility, with a large 51 m<sup>2</sup> living space, kitchen and three en-suite double bedrooms, each measuring between 15 m<sup>2</sup> and 23 m<sup>2</sup>. Currently used for painting groups and creative workshops, it could easily be adapted into a yoga or pilates studio, a wellness retreat space, or independent rental accommodation, offering multiple income streams.

Outside, the property sits within approximately 670 m<sup>2</sup> of land and benefits from...

## LOCAL TAXES

Taxe foncière: **3722 EUR**

## NOTES