

EXCEPTIONAL CHATEAU - 370 m - with magnificent river views. Close to Saint-Emilion and Bordeaux !



INFORMATION

Town:	Saint-Jean-de-Blaignac
Department:	Gironde
Bed:	4
Bath:	3
Floor:	370 m ²
Plot Size:	5088 m ²



IN BRIEF

600 YEARS OF HISTORY!

In the entrance hall, the engraving from the year 1365, part of a Templar tower that once guarded the Dordogne River, is still visible!

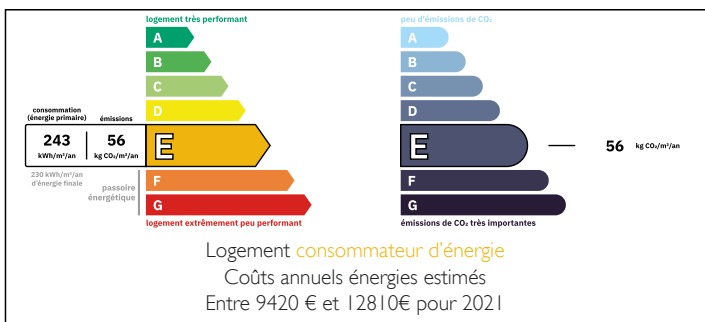
A castle of manageable size, offering beautiful light and spacious living areas, overlooking the river with spacious terraces and a lovely park.

Of course, over the centuries, the castle has been adapted to modern comforts while preserving its charm and authenticity. It features original monumental fireplaces, stone walls, high ceilings, and original doors!

Located in a highly sought-after area, near Saint-Émilion and its famous wine estates and close to all amenities. Bordeaux – with its airport and train station (TGV to Paris) – is less than an hour away, as is the Atlantic coast with its Arcachon Basin, the Dune of Pilat, and Cap Ferret.

A perfect property for history buffs and for hosting...

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

The CHATEAU is raised above a basement comprising a garage, a wine cellar, and a large workshop/storage area. A majestic stone staircase leads to the entrance hall and the terraces overlooking the Dordogne River, offering an ultimate in tranquility!

It offers a total living area of 370 m², including:

On the ground floor:

Gironde tiles on the floor.

* Entrance hall - 22 m² - with cloakroom and WC, a wide stone staircase providing access to the wine cellar and basement, as well as the first and second floors;

* Laundry room - 11 m²;

* Living room - 41 m² - with a monumental fireplace, two French doors opening onto the terrace;

* Bar/reception room - 27 m² - with attractive built-in cupboards, French doors opening onto the terrace;

* Office - 15 m² - with French doors opening onto the terrace;

* Dining room - 38 m² - with a monumental fireplace, original water feature, and built-in cupboard with original doors; French doors opening onto the terrace;

* Kitchen - 34 m² - fully equipped, with a fireplace and other original features such as an oven and sink; French doors opening onto the terrace.

LOCAL TAXES

Taxe foncière: **853 EUR**

NOTES

Upstairs:

Wooden flooring.

* Landing - 8 m²;

* Bedroom 1 - 26 m² - with a lovely balcony overlooking the Dordogne River, en suite with:

* Bathroom - 7 m² - with a bathtub;

* Bedroom 2 - 16 m² - en suite with:

* Bathroom - 6 m² - with a bathtub;

* Hallway - 9 m² - providing access to:

* Bedroom 3 -...