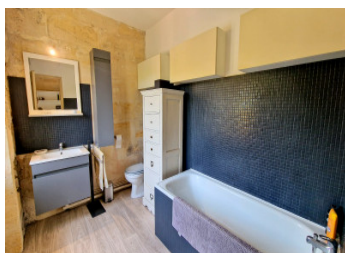


## Elegant Stone Country House with Independent Guest Cottage near Saint-Émilion



## INFORMATION

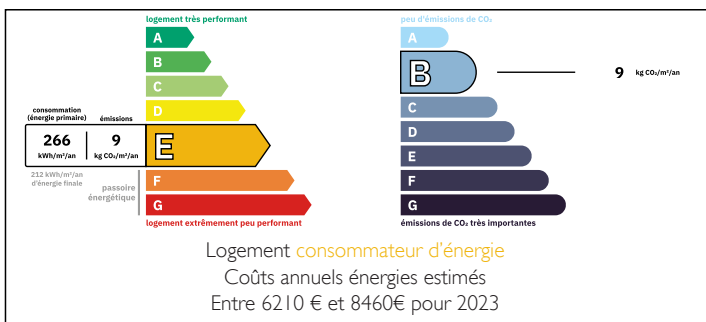
|             |                          |
|-------------|--------------------------|
| Town:       | Petit-Palais-et-Cornemps |
| Department: | Gironde                  |
| Bed:        | 8                        |
| Bath:       | 4                        |
| Floor:      | 390 m <sup>2</sup>       |
| Plot Size:  | 1500 m <sup>2</sup>      |



## IN BRIEF

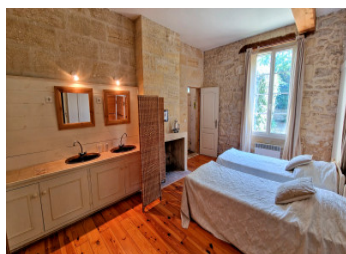
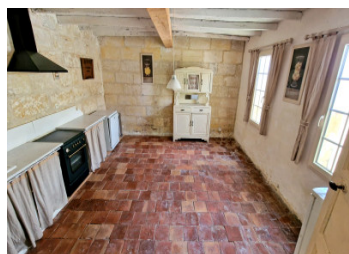
Just 15 minutes from the UNESCO World Heritage village of Saint-Émilion, this charming stone property combines a nineteenth-century main house of approximately 250 m<sup>2</sup> with an independent eighteenth-century guest cottage. The main house offers six bedrooms, generous reception rooms, a 27 m<sup>2</sup> farmhouse kitchen with an impressive original stone fireplace and many period features. The separate guest cottage, with two bedrooms and two shower rooms, is ideal for extended family, guests or holiday rentals. Set within approximately 1,500 m<sup>2</sup> of gardens, the property also benefits from a garage, barn, double glazing, fibre internet, improved insulation and individual drainage. A character property offering space, authenticity and excellent potential in a peaceful setting close to Saint-Émilion and the Bordeaux vineyards.

## 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.



## NOTES

## DESCRIPTION

Situated in the peaceful countryside of Petit-Palais-et-Comemps, just 15 minutes from the world-renowned village of Saint-Émilion, this delightful stone property enjoys an enviable location in the heart of the Bordeaux wine region while remaining within easy reach of local amenities and transport links.

The property combines a charming nineteenth-century main house with an independent eighteenth-century guest cottage, offering an ideal blend of authentic character, comfortable family living and excellent income potential.

The main house extends to approximately 250 m<sup>2</sup> and has retained many original features, including exposed stone walls and a magnificent stone fireplace that forms the centrepiece of the 27 m<sup>2</sup> farmhouse kitchen. A spacious 30 m<sup>2</sup> dining room provides the perfect setting for entertaining family and friends, while the comfortable sitting room offers a warm and welcoming atmosphere.

The ground floor also includes a generous 26 m<sup>2</sup> bedroom with dressing area, a family bathroom, separate WC and direct access to the garage.

Upstairs are five further bedrooms, including an impressive principal bedroom of almost 35 m<sup>2</sup>, together with two bathrooms, a separate WC and access to the attic, providing comfortable accommodation for family and guests alike.

Completely independent from the main house, the guest cottage is a valuable asset. It features a bright 33 m<sup>2</sup> living room, kitchen, two bedrooms and two shower rooms, making it ideal for visiting family and friends or for developing a successful holiday rental business in this highly desirable area.

Outside, the attractive gardens extend to approximately 1,500 m<sup>2</sup>, providing a peaceful setting...