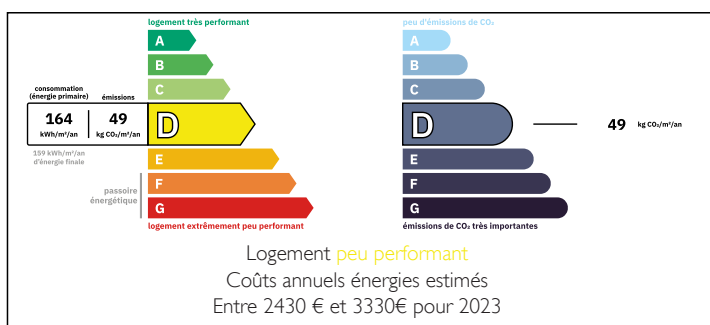


## House with self-contained apartment



## ENERGY - DPE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Saint-Émilion |
| Department: | Gironde       |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 116 m²        |
| Plot Size:  | 694 m²        |

## IN BRIEF

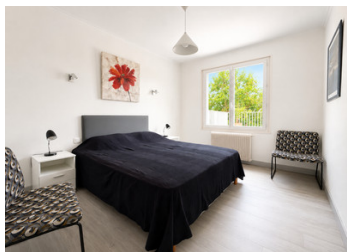
Located directly in the commune of Saint-Émilion, just 5 minutes from the centre and listed as a UNESCO World Heritage site, this semi-detached house enjoys a privileged setting, surrounded by Bordeaux vineyards with uninterrupted views over the vines. Libourne is only 10 minutes away.

The main level is arranged around a bright 23 m² living room, opening directly onto a large 50 m² terrace with open views over the vineyards. The separate fitted and equipped kitchen of 11.30 m² completes this generous living space. Upstairs, there are three attractive bedrooms with storage (11.44 / 11.43 / 13.63 m²) and a 6.45 m² shower room with double washbasin and a large walk-in shower.

The 112 m² ground floor offers a range of highly versatile spaces, including a utility room, summer kitchen, garage and spacious leisure room. The fully enclosed 694 m²...

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.



## LOCAL TAXES

Taxe foncière: 972 EUR

## NOTES

## DESCRIPTION

### Main house

Living room: 23 m<sup>2</sup>, bright, with direct access to the terrace

Main kitchen: 11.30 m<sup>2</sup>, separate, fitted and equipped

Bedrooms: 3 attractive bedrooms with storage

Bedroom 1: 11.44 m<sup>2</sup>

Bedroom 2: 11.43 m<sup>2</sup>

Bedroom 3: 13.63 m<sup>2</sup>

Shower room: 6.45 m<sup>2</sup>, with double washbasin and large walk-in shower

### Ground floor

Surface area: 112 m<sup>2</sup>

Available spaces:

Garage

Utility room

Summer kitchen

Leisure room

Garage: 25.40 m<sup>2</sup>

### Independent apartment

Surface area: 25.86 m<sup>2</sup>

Access: independent entrance

Kitchen: 11.70 m<sup>2</sup>, equipped

Bedroom: 10.80 m<sup>2</sup>

Shower room: with shower

WC: separate, 1.54 m<sup>2</sup>

Possible use: family, guests, annual or seasonal rental, gîte

### Outside areas

Plot: 694 m<sup>2</sup>

Fully enclosed plot

Landscaped garden

Possibility to add a swimming pool

Terrace: 50 m<sup>2</sup> with views over the vineyards

Electric vehicle charging: 2 charging points