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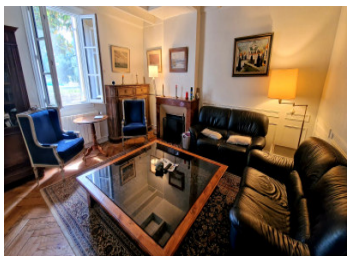
Price: 375 000 EUR

agency fees to be paid by the seller

Charming 3-Bedroom House with Pool, Large Garden & Potential Near Saint-Émilion















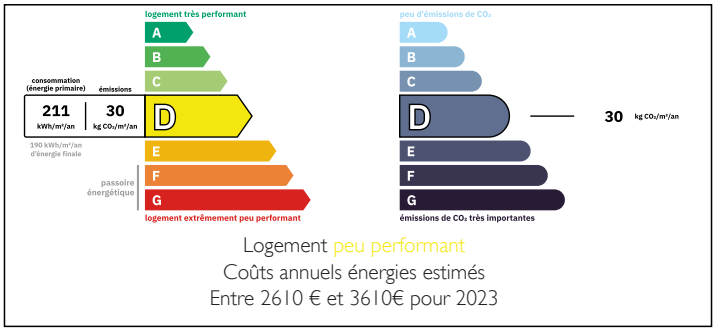
INFORMATION

Town:	Saint-Magne-de-Castillon
Department:	Gironde
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	2624 m2

IN BRIEF

Ideally located in Saint-Magne-de-Castillon, close to shops, schools and everyday amenities, this beautifully maintained 3-bedroom home offers comfort, character and excellent development potential. The property features a bright living room with original parquet flooring and wood-burning stove, a spacious fitted kitchen, and a ground-floor master suite with en-suite shower room, separate WC and reversible air conditioning. Upstairs are two generous bedrooms, a study, shower room and separate WC. An insulated attic offers scope for further accommodation. Outside, the 2,624 m² garden includes a saltwater swimming pool, sunny terrace, garage with carport and EV charger, plus a detached chalet/workshop with water and electricity, ideal as a studio or guest room. Close to Saint-Émilion and Bordeaux, this is a superb family home or investment opportunity.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2610 € et 3610€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1093 EUR**

NOTES

DESCRIPTION

Located in the sought-after village of Saint-Magne-de-Castillon, just minutes from Saint-Émilion and within easy reach of Bordeaux, this attractive detached home combines traditional charm with modern comfort.

The ground floor offers a bright 21 m² living room with original wooden flooring and a wood-burning stove, creating a warm and welcoming atmosphere. The spacious 20.6 m² fitted kitchen is perfect for family meals and entertaining. A comfortable master suite with shower room, separate WC and reversible air conditioning completes the ground floor.

Upstairs, you'll find two generous double bedrooms, a home office, a shower room and a separate WC. The insulated 33 m² attic presents exciting possibilities for conversion into additional bedrooms, a games room or hobby space (subject to the necessary permissions).

The beautifully landscaped 2,624 m² plot features a heated 5 x 11 m saltwater swimming pool installed in 2018, a sunny terrace, mature fruit trees, vines, several wells and mains water. A detached chalet/workshop with water and electricity could easily become a guest studio or independent workspace.

Additional features include double glazing with insect screens, fibre-optic internet, recent gas central heating, good insulation, compliant drainage, EV charging point, garage with carport, and a location outside flood-risk zones.

Saint-Magne-de-Castillon offers a peaceful lifestyle while remaining close to schools, shops, the railway station and all amenities. Its proximity to the prestigious vineyards of Saint-Émilion makes it equally attractive as a permanent residence, holiday home or rental investment.

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