LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47297MK33 Price: 495 000 EUR

agency fees to be paid by the seller

A little gem! Charming house - 4/5 beds/3 baths - with pool, lovely quiet location with breathtaking views!

EXCLUSIVE















INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	11340 m2

IN BRIEF

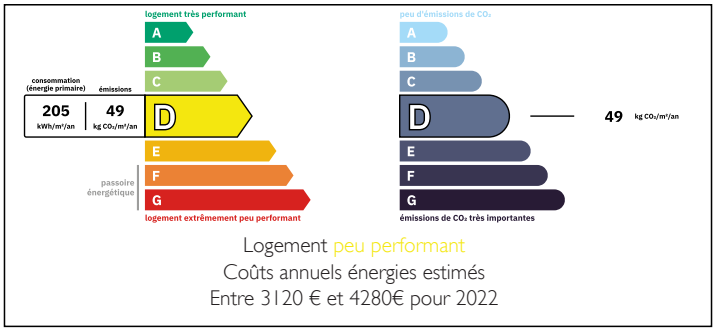
Come and discover this little gem with so many assets, rare to find !

As in a French movie, a driveway along your own vines, taking you to a charming and spacious house, renovated and in perfect condition.

In a lovely quiet setting, surrounded by vines, of which some its own! A 360° breathtaking view and without direct neighbors! Not remote! Surrounded by a plot of more than one hectare partly a lovely garden with its 4 terraces of which one is located around a lovely pool - 40 m², low maintenance - and partly a plot of vines of 1 ha which are currently rented!

It offers you a large kitchen, a living room with fireplace, a bedroom, shower room, WC and a room (currently a gym) on the ground floor and upstairs you find...

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 3120 € et 4280€ pour 2022

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.

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NOTES

DESCRIPTION

Located in the hilly region of Entre-Deux-Mers, close to a village with grocery store, school and restaurant! 10 minutes from a small town with all amenities, weekly market, train station. Famous Saint-Emilion and its Châteaux at only 20 minutes. Halfway Bordeaux-Bergerac (airports), both at about 45 minutes. Close to the Saint-Emilion golf course, the Atlantic Coast with its Arcachon Bay (accessible by train) and the Dune of Pyla 1h30 away.

The house of 160 m² disposes:
Ground floor:
* Kitchen/dining room - 20 m², new kitchen and appliances,
* Living room - 32 m² - fireplace with wood stove,
* Hallway - 3 m²,
* Bedroom 1 - 14 m²,
* Shower room 1 - 4 m²,
* WC
* Gym/bedroom - 14 m².

Upstairs:
* Master bedroom - 18 m²,
* Dressing room/bedroom - 13 m²,
* Bathroom - 6 m² - bath, sink, WC.
* Landing - 5 m², with its office area,
* Bedroom 3 - 14 m²,
* Bedroom 4 - 15 m²,
* Shower room 2 - 5 m² - shower, sink, WC,

Adjoining garage - 20 m² with boiler room.
A few small outbuildings !

TECHNICAL DATA SHEET:
* In perfect condition!
* Roof redone (2000) - insulated,
* Electricity redone,
* Plumbing redone,
* New oil central heating system, (recent boiler) - wood stove,
* Underfloor heating in living room,
* New Mitsubishi reversible air conditioning in all bedrooms and the living room,