LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47369MK33 Price: 749 500 EUR

agency fees to be paid by the seller

BAGS OF CHARACTER ! Lovely house with studio and wonderful pool area, 2 ha of parkland with source.















INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	17710 m2

IN BRIEF

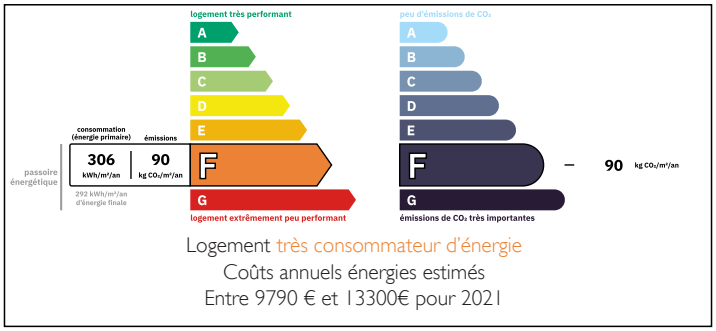
A sure-fire favorite for lovers of nature and tranquility! The perfect place to recharge your batteries. Nestled in a magnificent, exclusive natural setting—completely secluded and peaceful—it offers panoramic views over its grounds (approx. 2 hectares), featuring a swimming pool and a pond fed by a natural spring.

The house is very charming and full of character, with spacious living areas and bedrooms—all south-west facing—and French doors opening onto a lovely, partially covered terrace which also gives accessible to the studio.

Lower down, you will find a superb swimming pool with sun deck and a well-equipped summer kitchen area.

An ideal property for unwinding after a long, stressful week of work or for enjoying during your holidays!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 9790 € et 13300€ pour 2021

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 less than 2 km (a pleasant walk) from a village offering all daily amenities. In the beautiful, rolling Entre-Deux-Mers wine region, renowned for its châteaux and winemaking tradition! The area is rich in medieval villages and small towns, with the famous town of Saint-Émilion (a UNESCO World Heritage site) just 15 minutes away. Libourne is also 15 minutes away, and the magnificent city of Bordeaux is at 45-minute drive. You can also easily visit the Atlantic coast—featuring the Arcachon Basin and the Dune of Pilat—or the Dordogne region, with towns like Sarlat and Bergerac, for enjoyable outings!

HOUSE:
The house is in good condition and offers over 260 m² of living space,
comprising:
Ground floor:
* Kitchen - 24 m² - with fireplace,
* Living room - 40 m² - with fireplace,
* Dining room - 31 m²,
* Bedroom 1 - 22 m²,
* Bedroom 2 / office / dressing room - 13 m²,
* Bathroom - 15 m² - with bathtub, walk-in shower, and WC,
* Laundry room - 8 m²,
* WC,
* Orangery - 14 m² - providing internal access to the studio.
First floor:
* Relaxation / TV area - 31 m²,
* Bedroom 3 - 25 m²,
* Bedroom 4 - 27 m²,
* Bathroom - 9 m² - with bathtub and WC.

STUDIO:
* Living area and shower room - 33 m² - with large patio doors opening onto the covered terrace,
* Mezzanine / bedroom - 15 m².

MISCELLANEOUS:
* 8x4m swimming pool - Ultraviolet treatment -