

Elegant Renovated Stone Property with Heated Pool & Guest House, Just Minutes from Saint-Émilion

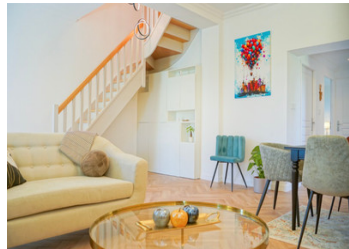


INFORMATION

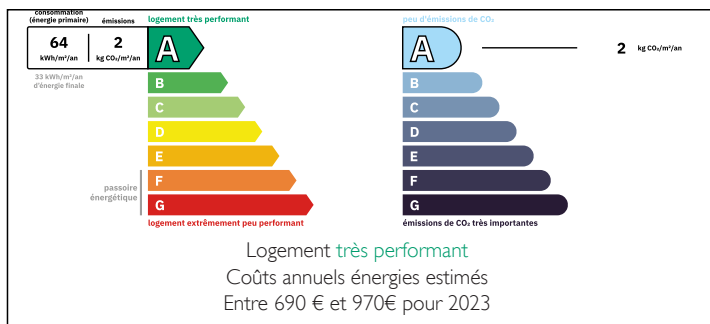
Town:	Saint-Émilion
Department:	Gironde
Bed:	4
Bath:	3
Floor:	143 m ²
Plot Size:	863 m ²

IN BRIEF

Discover this exceptional stone property, nestled among the vineyards just two minutes from the historic centre of Saint-Émilion. Dating from the early 1900s and completely renovated in 2026, this elegant residence combines authentic French charm with contemporary luxury. Offering approximately 143 m² of total living space, including an independent guest house, the property features four bedrooms, three bathrooms, a beautifully landscaped garden, terraces, a pergola and a stunning heated swimming pool. Reversible air conditioning, a heat pump, smart home technology and an impressive A-rated energy performance ensure year-round comfort. An idyllic retreat in the heart of the prestigious Saint-Émilion wine region, ideal as a luxurious family home, holiday residence or property with guest accommodation.

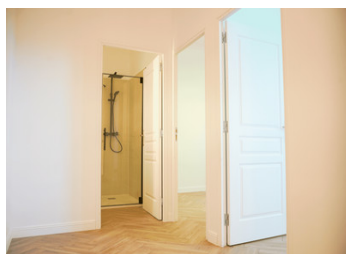
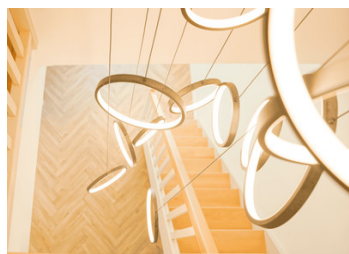


ENERGY - DPE



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.



DESCRIPTION

Nestled in a peaceful and picturesque setting among the celebrated vineyards of Saint-Émilion, this beautifully renovated stone property offers an exceptional opportunity to enjoy the French art of living in one of Bordeaux's most prestigious wine regions.

Just two minutes from the historic centre of Saint-Émilion, a UNESCO World Heritage Site, the property enjoys a privileged location combining tranquillity and privacy with easy access to the village's renowned restaurants, wine estates, boutiques and cultural attractions.

Originally built in the early 1900s and comprehensively renovated in 2026, the residence retains the authentic character of its traditional stone architecture while offering stylish interiors, modern technology and excellent energy performance.

The main house, offering approximately 104 m² of living space, has been thoughtfully designed for comfortable everyday living. On the ground floor, a fully equipped kitchen opens onto the dining area and welcoming lounge, creating an attractive living and entertaining space of approximately 34 m². A bedroom of approximately 13.7 m² with its own bathroom provides the convenience of ground-floor accommodation, while a separate WC and practical utility room complete this level.

Upstairs, a spacious landing leads to two further bedrooms of approximately 9.6 m² and 11.8 m², together with a family bathroom with WC. An additional mezzanine area of approximately 14.2 m² provides useful and versatile space, while the converted attic of approximately 20 m² offers further storage.

Overlooking the swimming pool and garden, an independent guest house of approximately 35 m² is a particularly appealing feature. Comprising a living room,...

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