LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48043MK33 Price: 768 500 EUR

agency fees to be paid by the seller

Charming stone property - 340 m - set in 1.5 hectares with a swimming pool. Quiet location, close amenities.















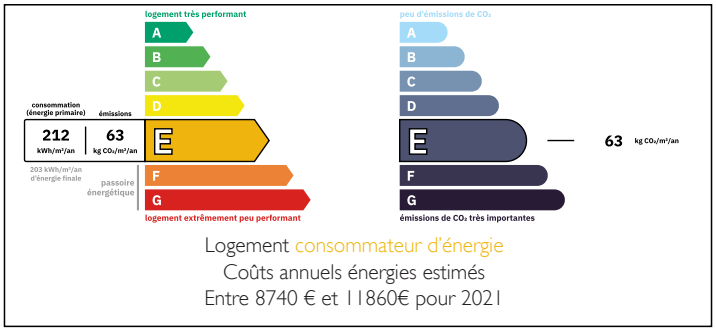
INFORMATION

Town:	Gensac
Department:	Gironde
Bed:	6
Bath:	3
Floor:	340 m2
Plot Size:	13874 m2

IN BRIEF

After driving along a long, tree-lined driveway, you discover this charming 18th century stone property with mature trees in front of the façade. A magnificent MAISON DE MAITRE in immaculate condition, which retained the grandeur of a bygone era, reveals itself. The house boasts high-quality features, and the renovated interior offers a beautiful blend of authenticity and modernity. It includes three spacious living areas, a large kitchen with a pantry, currently three bedrooms, with the potential to create up to five. Large windows fill every room with natural light throughout the day and across all four seasons. An adjoining orangery houses a summer lounge and a gym, while several historic outbuildings offer space for storage or a variety of other projects. The entire property is set within a 1.4-hectare garden featuring fruit trees and a swimming pool...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8740 € et 11860€ 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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LOCAL TAXES

Taxe foncière: **1900 EUR**

NOTES

DESCRIPTION

LOCATION:
The property is situated in a privileged, peaceful rural setting—free from any disturbances—within the rolling hills of the Entre-Deux-Mers region. It lies just outside a charming, designated village that offers daily amenities, a pharmacy and a few restaurants.
The famous town of Saint-Émilion is a 30-minute drive away, while Bordeaux (international airport) can be reached in an hour and a half. Bergerac airport at only 30 min! Additionally, a train station is located just 10 minutes away, providing connections to numerous destinations in all directions.
Beyond Saint-Émilion and Bordeaux, other accessible destinations include Paris, the Arcachon Basin, Bergerac, and Sarlat.

DESCRIPTION:
The house offers approximately 340 m² of living space, plus a cellar and an attic, distributed as follows:

Ground floor:
* Living Room 1 - 25.26 m² - wooden flooring, fireplace with wood-burning stove;
* Living Room 2 - 48.66 m² - wooden flooring, non-functional fireplace;
* Dining Room - 27.92 m² - original tiled flooring, open fireplace;
* Kitchen - 25.50 m² - natural stone flooring, fully equipped, with dining island;
* Pantry - 5.27 m² - with external door;
* WC - with hand basin;
* Laundry Room - 6.22 m² - with storage and sink;
* Hallway - 6.14 m²;
* Rear Entrance - 14.65 m² - natural stone flooring;
* Conservatory/Summer Lounge - 26.38 m²;
* Gym - 18.16 m² - could be a bedroom;
* Shower room - 2.00 m².

Upstairs:
All rooms feature wooden flooring.
* Landing - 10.70 m²;
* Bedroom 1 - 24.68 m²;