LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48536MK33 Price: 420 000 EUR

agency fees to be paid by the seller

Beautiful, traditional 250 m "Girondine" house, complete with numerous outbuildings. Saint-Emilion region.

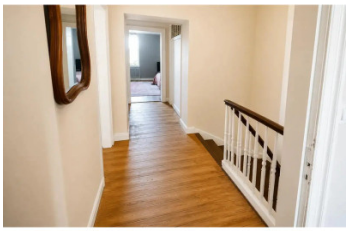






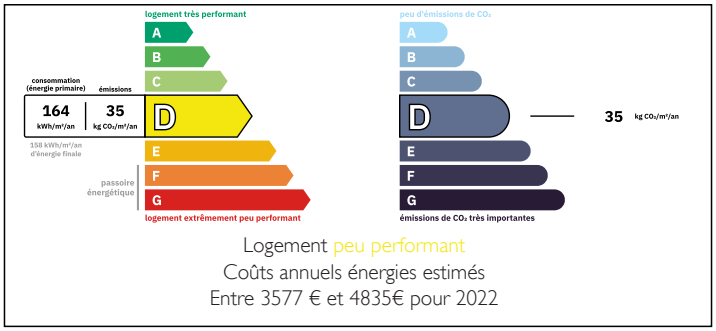








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3577 € et 4835€ pour 2022

INFORMATION

Town:	Puisseguin
Department:	Gironde
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	1754 m2

IN BRIEF

Situated on the hillsides of Saint-Emilion—near a village with shops for daily needs and surrounded by the rolling vineyards of the Saint-Emilion jurisdiction—lies this beautiful *Girondine* (traditional Gironde-style) house, set on an enclosed 1,800 m² plot.

The 250 m² residence features spacious rooms and 5 to 6 bedrooms, making it well-suited for a large family. Adjoining the main house are extensive outbuildings (300 m²)—partially spanning two levels—which offer significant potential for tourism-related ventures, as well as for artisanal, professional, or business use (such as workshops, offices, or storage).

The property is in good condition and retains many original, character-filled features.

Upon entry, a large central hallway leads to a living/dining room, a spacious bedroom (which could serve as a second living area) with an en-suite shower room, a large fitted kitchen, and a

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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:	**585 EUR**

NOTES

DESCRIPTION

The HOUSE offers 250 m² of living space, comprising:
On the ground floor:
* Central entrance hall, leading to:
* Living/dining room - 42 m² - with a fireplace and access to the garden;
* Bedroom - 24 m² - with an en-suite shower room (could also serve as a second living area);
* Kitchen - 25 m² - fully equipped, with access to the garden;
* Room - 20 m² - could be used as a pantry, laundry room, or bedroom;
* Stairwell with a WC - featuring a wide wooden staircase.

Upstairs:
All bedrooms feature beautiful parquet flooring!
* Landing and hallway leading to:
* Bedroom 1 - 28 m² - with a walk-in wardrobe (dressing room);
* Bedroom 2 - 27 m²;
* Shower room;
Hallway leading to:
* Bedroom 3 - 20 m²;
* Bedroom 4 - 21 m²;
* Bedroom 5 - 16 m².

OUTBUILDINGS:
Total ground surface area: 315 m²; upper floor area: 102 m²;
comprising:
Attached to the house with internal access:
* Shed/barn - 42 m²; * Wine store (chai) - 54 m²; * Workshop - 48 m² (the latter two have an upper floor);
Extending in an L-shape:
* Garage - 25 m²; * Storage room - 10 m²; * Office - 23 m² with a mezzanine; * Storage room - 23 m²; * Studio - 23 m²; * Terrace - 60 m²; * Stone-built shed/barn - 67 m².
Detached: * Shed/barn - 51 m² - with a metal roof.

TECHNICAL INFORMATION: