LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48564SAG33 Price: 250 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (235 000 EUR without fees)

Charming 189 m stone family home with 4/5 bedrooms, garden & garage in Puisseguin only 50 minutes to Bordeaux















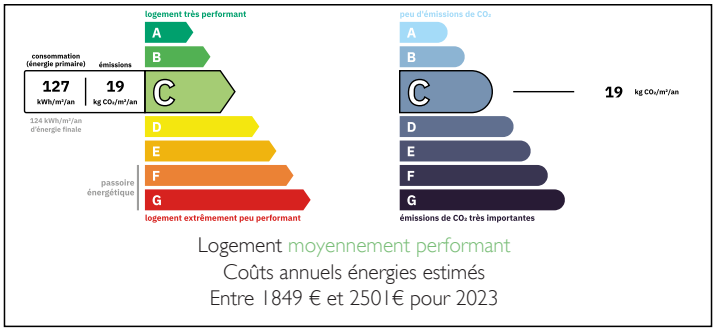
INFORMATION

Town:	Puisseguin
Department:	Gironde
Bed:	4
Bath:	3
Floor:	189 m2
Plot Size:	980 m2

IN BRIEF

Looking for a family home or an easy lock-up-and-leave retreat in southwest France? This versatile property offers 4/5 bedrooms, spacious living areas, a manageable 984 m² garden with swimming pool potential and a substantial 68 m² garage. With shops, schools and essential services just 3 km away in Puisseguin, the famous vineyards and restaurants of Saint-Émilion nearby, and Bordeaux approximately 50–60 minutes away, the location combines countryside tranquillity with everyday convenience. An adjoining 60 m² traditional stone barn can also be purchased for an additional €30,000 including agency fees, or rented separately, offering further possibilities to suit your needs.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1849 € et 2501€ pour 2023

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:	**1118 EUR**

NOTES

DESCRIPTION

Nestled in a small, peaceful hamlet in the heart of the Saint-Émilion wine region, this charming 189 m² stone house combines authentic French character, generous living spaces and a delightful countryside setting. Just 3 km from the village of Puisseguin and its everyday amenities, the property enjoys a tranquil location while remaining conveniently close to shops, schools and local services. Thoughtfully renovated using eco-conscious materials, the house retains many of its original features, including exposed stone walls, traditional fireplaces and wooden floors, while offering modern comforts. It would make an ideal spacious family home or an easy-to-maintain, lock-up-and-leave holiday retreat.

On the ground floor, three interconnected living areas create a welcoming and sociable layout. The fitted kitchen (19 m²), featuring a traditional fireplace, connects to a comfortable sitting room (27 m²) with a wood-burning stove, while a bright dining room (20 m²) provides the perfect setting for entertaining family and friends. A pantry (9 m²), utility room with shower facilities and a separate WC complete this level.

The first floor offers three generously proportioned bedrooms measuring 17, 18 and 21 m², together with a further 15 m² room that could serve as an additional bedroom, home office or dressing room. A family bathroom with WC completes this floor. On the second floor, the converted attic provides a charming and versatile additional living area, including a sleeping space, shower room with WC and a relaxation area suitable for a library, games room or cosy sitting room. This...