LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48590MK33 Price: 1 050 000 EUR

agency fees to be paid by the seller

Beautiful property of 2 character homes set in 1.4 ha parc with pool, near famous Saint-Emilion ! Very special



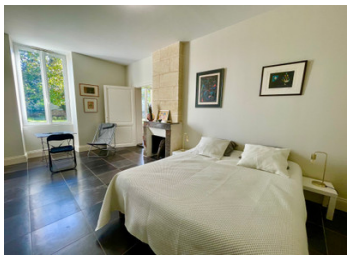




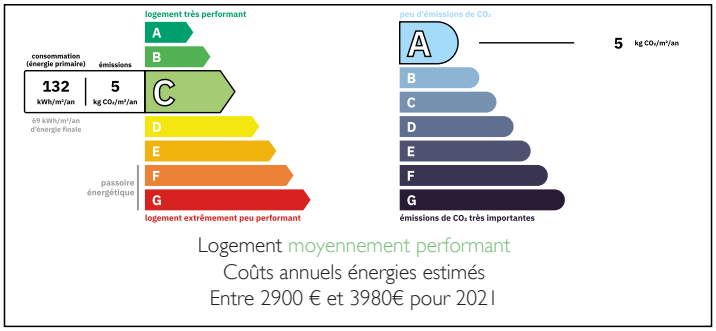








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2900 € et 3980€ pour 2021

INFORMATION

Town:	Rauzan
Department:	Gironde
Bed:	6
Bath:	5
Floor:	405 m2
Plot Size:	13400 m2

IN BRIEF

A true haven of calm and peace in the heart of a small town

Near famous Saint-Émilion, in the rolling hills of the Entre-Deux-Mers region, and situated in the heart of a charming small town that caters to all daily needs, you discover this exceptional property. It comprises an elegant 18th *Chartreuse* (a traditional, long, single-story manor) built in cut stone, offering 240 m² of living space on one level (3 beds, 2 baths)—fully renovated—along with a charming second stone house, typical of the Southwest and dating back to the 17th century, providing 165 m² of living space across two levels (3 bedrooms, 3 bathrooms)—also restored.

The estate is set within 1.4 hectares of fully enclosed grounds, featuring a landscaped garden with a swimming pool and a *pétanque* court, as well as a park with mature trees and stream.

A...

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

A) THE CHARTREUSE:

An elegant 18th-century Directoire-style *chartreuse* (single-story country residence) in perfect condition, boasting high-quality features. It has been renovated with great care and respect for its original character, resulting in a successful blend of classicism and modernity that offers a high level of living comfort.

It provides 240 m² of living space, all on a single level, comprising:

Living Areas:

* A through-entry hall (22 m²) providing access to all living areas as well as the sleeping quarters;
* A TV lounge (31 m²) with a marble fireplace; very bright, thanks to four windows and a triple aspect;
* A dining room (25 m²) with a marble fireplace, original *terrazzo* flooring, exposed cut-stone walls, and a dual aspect;
* A formal reception room (32 m²) with a large marble fireplace, original *terrazzo* flooring, exposed cut-stone walls, and two large French doors opening onto the park;
* A well-equipped kitchen (13 m²) by the brand Pérène, featuring granite countertops and a breakfast bar, complemented by:
* A scullery/laundry room (17 m²) with direct access to the outdoors/park.

Night area:

* Master suite (37 m²): a bedroom with a marble fireplace and a large en-suite bathroom equipped with a bathtub, a double vanity, a bidet, and a WC;
* Bedroom 2 (22 m²) with a marble fireplace;
* Bedroom 3 (15 m²) with direct access to a bathroom;
* A bathroom (13 m²) featuring a walk-in (Italian-style) shower, a double vanity and a WC, with independent access from two of the bedrooms.
* Separate sanitary facilities, preceded by...