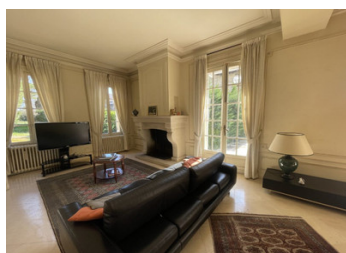


MANOIR with its outbuildings - forming a pretty ensemble - on a 4000 m park! Great potential!



INFORMATION

Town:	Libourne
Department:	Gironde
Bed:	5
Bath:	2
Floor:	0 m2
Plot Size:	4040 m2



IN BRIEF

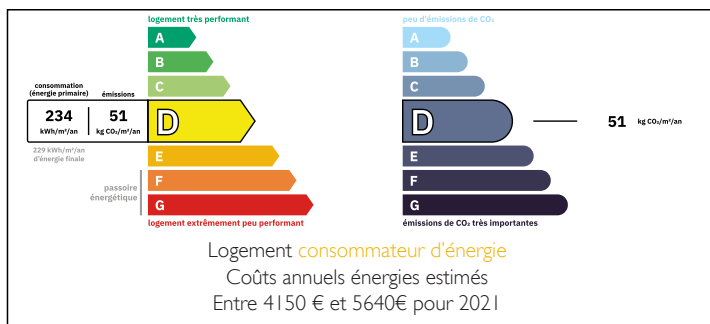
AT a stone's throw from Saint-Emilion and Pomerol with their very famous vineyards you find this magnificent BOURGEOISE HOUSE with its numerous outbuildings - an old wine property - which offers you enormous potential for all your projects!

Thanks to the location in the UB Zone, there will be no problem converting the outbuildings into housing(s), offices or others.

The 19th century limestone house has beautiful fittings, all the rooms are spacious and bright, very high ceilings with original moldings, woodwork, double doors, beautiful floors etc. With its old adjoining winery and its non-adjoining outbuildings it really forms a very pretty ensemble, which is suitable for different projects. Situated in a lovely park with mature trees, surrounded by an imposing original fence and stone pillars!

The whole is constructively in good condition, however the house requires updating/refreshing.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The MAISON BOURGEOISE has a living space of approximately 300 m², currently 5 bedrooms and 2 bathrooms, with the possibility of enlarging/extension.

On the ground floor:

- * Entrance - 9 m² - marble floor;
- * Reception room - 45 m - marble floor, fireplace, French doors which give access to the terrace with swimming pool and summer kitchen;
- * Office/other - 20 m² - marble floor, fireplace;
- * Stairwell - 12 m², with beautiful original wooden stairs;
- * Cloakroom - 9 m² - with hand basin, WC and changing room.

Note: all rooms are accessible through large double doors.

- * Kitchen - 23 m² - Gironde tile floor, fireplace;
- * Office - 19 m² - with access to the outside/park.

Upstairs:

- * Landing and hallway - 12 m², giving access to:
- * Bedroom 1 - 20 m² - with fireplace, carpet;
- * Bathroom - 6 m² - located between bedroom 1 and 2;
- * Bedroom 2 - 21 m² - fireplace, carpet;
- * Bedroom 3 - 18 m² - with toilet, carpet, French doors for access to the 2 small balconies;
- * Bathroom - 14 m² - bath, shower, bidet, double sink unit;
- * WC annex dressing room - 7 m².
- * Bedroom 4 - 10 m²;
- * Laundry room - 12 m²;
- * Attic convertible into a bedroom - 22 m²;

Tower:

- * Bedroom 5 - 18 m² - with toilet, carpet.

Note: Below the carpet is the original floor.

OUTBUILDINGS:

- * Adjoining outbuilding - 200 m² - old cellar;
- * Non-adjoining outbuilding - 100 m², in two parts;
- * Non-adjoining outbuilding - 70 m² - cellar/cellar;
- * Non-adjoining outbuilding -...