

Stunning 5 bedroom château, heated pool, putting green and estuary access close to St Émilion



## INFORMATION

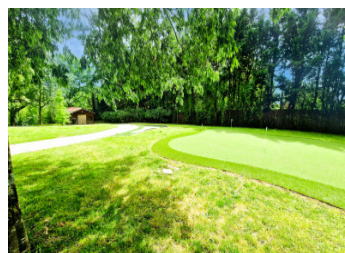
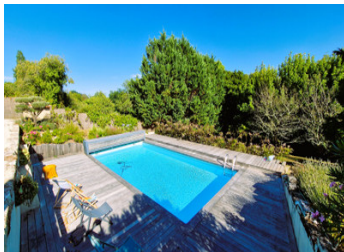
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Magne-de-Castillon |
| Department: | Gironde                  |
| Bed:        | 5                        |
| Bath:       | 5                        |
| Floor:      | 265 m2                   |
| Plot Size:  | 6131 m2                  |

## IN BRIEF

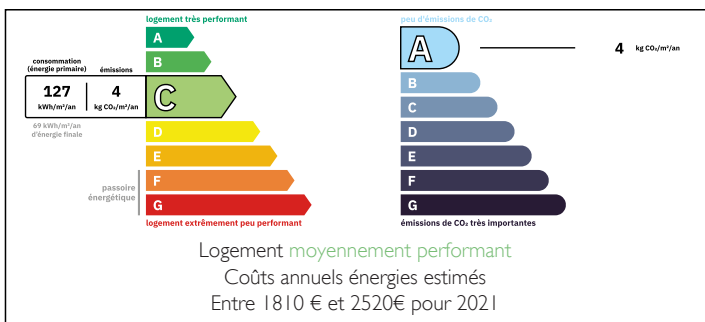
Beautifully restored 265 m<sup>2</sup> château situated just 15 minutes from the medieval town of Saint-Émilion, enjoying open views over the Dordogne estuary and set within 6,000 m<sup>2</sup> of landscaped grounds.

The property offers generous and elegant accommodation including a bright entrance hall opening onto a terrace, spacious open-plan living areas with fireplace, bar, TV lounge and library, a fully equipped kitchen with central island, dining room, pantry/laundry room, wine cellar and a ground-floor bedroom suite with dressing room and bathroom. Upstairs are three further bedrooms, two en suite, additional bathrooms and a panoramic terrace.

Outside features include a heated saltwater swimming pool, pétanque court, putting green and a pool house currently being renovated, ideal for guest accommodation.

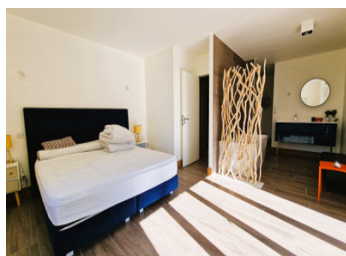


## ENERGY - DPE



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.



## DESCRIPTION

Accessed via electric gates with a modern intercom system, the property offers ample parking and beautifully arranged grounds. To one side is a putting green, while a pétanque court sits beside the pool house and overlooks the heated saltwater swimming pool.

The château opens into a bright entrance hall with double doors leading to a large terrace with views over the garden and Dordogne estuary. The open-plan living space includes two lounges, one centred around a fireplace and bar, and a second TV lounge opening into a library or office. The fully equipped kitchen features a central breakfast island and opens onto the dining room. A pantry/laundry room, wine cellar and a versatile storage room complete this level, along with a spacious bedroom suite with dressing area, shower and separate bathtub.

A magnificent stone staircase leads to the first floor, offering three bedrooms with garden views, two with en-suite bathrooms, additional bathrooms and access to a panoramic terrace.

The property benefits from heat-pump heating, air conditioning in selected rooms, fibre-optic internet, manual and electric shutters, a septic system, wooden garden storage, pool technical room, multiple water outlets scattered across the garden and recently cleaned roof and façades.

Just 15 minutes to Saint-Émilion an outstanding medieval town that opens its doors all year round to adventurers, wine-lovers and the simply curious. A city steeped in history perched on a rocky promontory, Saint-Émilion and its vineyards derive their originality from the limestone that has shaped their identity.

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Information about risks...

## NOTES