

Exceptional property, 18th century! Main house, outbuildings! Walled creating interior courtyards!



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Saint-Émilion |
| Department: | Gironde       |
| Bed:        | 0             |
| Bath:       | 2             |
| Floor:      | 340 m2        |
| Plot Size:  | 2432 m2       |

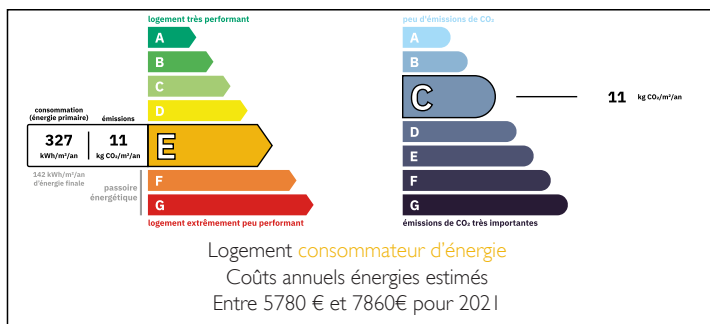


## IN BRIEF

An exceptional property that has preserved its wealth of history and character over the centuries. Although the structure is in exceptional condition, it offers a future owner the opportunity to leave their mark and create a remarkable heritage!

It has a main house of 278 m<sup>2</sup> - with large volumes, stone walls, original high wooden ceilings, fireplaces and old doors - an independent studio (30 m<sup>2</sup>) , a summer kitchen/games room (30 m<sup>2</sup>) with a very pleasant covered terrace. Two pigeonniers, a ancient bread oven and wells. An ancient wall surrounds the whole - with a beautiful entrance porch - creating impressive courtyards - which complete this authentic ensemble.

## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

In addition to a spacious entrance hall and a large living room, the main house has 5 large rooms on the ground floor, which can easily be adapted to all your needs and projects.

Upstairs a large landing and currently two large bedrooms and several attics that can be converted. Here again, the configuration can easily be adapted to your needs!

The main interior courtyard is perfect for a swimming pool!

In addition, outside, on an additional plot of 1495 m<sup>2</sup> with natural springs, there is a pretty outbuilding (209 m<sup>2</sup>), which can be adapted to your projects!

This charming ensemble offers you the possibility of both a family residence and a tourist activity!

### RESIDENTIAL HOUSE:

Living area: 278 m<sup>2</sup>

On the ground floor:

terracotta tiles on the floor, Carreaux de Gironde type;

Ceiling height 3.77 m, beams;

Stone walls;

Period fireplaces.

\* Entrance with staircase - 24.20 m<sup>2</sup>;

\* Reception room with fireplace - 38.00 m<sup>2</sup>;

\* Hallway - 8.70 m<sup>2</sup>;

serving:

\* Dining room - 25.00 m<sup>2</sup>;

\* Kitchen with fireplace - 25.30 m<sup>2</sup>;

\* Bedroom 1 with fireplace - 35.00 m<sup>2</sup>;

\* Bedroom 2 - 17.50 m<sup>2</sup>;

\* Bedroom 3 - 18.15 m<sup>2</sup>;

\* Bathroom - 4.12 m<sup>2</sup>;

\* Toilets

Upstairs:

Exposed roof construction - high! ;

Wooden flooring on the ground;

Stone walls.

\* Mezzanine/landing - 10.00 m<sup>2</sup>;