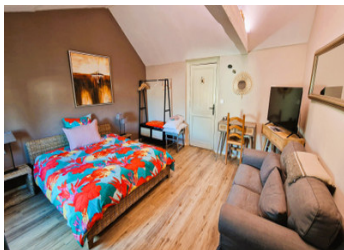
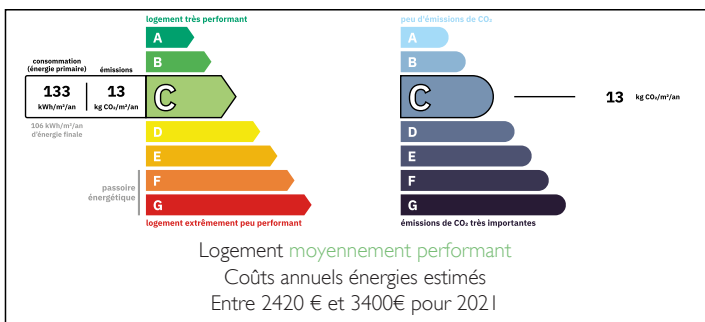


Spacious Family Home with Heated Pool & Garage in Sought-After Saint-Seurin-sur-l'Isle near Saint-Émilion



ENERGY - DPE



INFORMATION

Town:	Saint-Seurin-sur-l'Isle
Department:	Gironde
Bed:	6
Bath:	6
Floor:	350 m2
Plot Size:	525 m2

IN BRIEF

Set in the heart of the lively riverside town of Saint-Seurin-sur-l'Isle, this charming 1853 stone home offers spacious living for families or friends. Just 1 km from the train station with direct links to Bordeaux (45 mins), it's close to shops, schools, medical services, and markets.

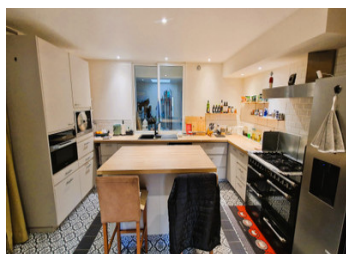
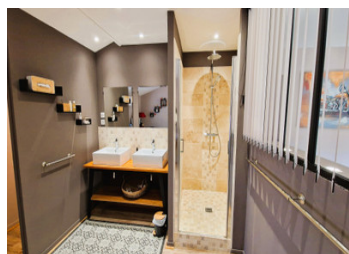
Inside, enjoy generous bedrooms, versatile living areas, and flexible spaces. Outside, a covered terrace and summer kitchen overlook a heated pool and landscaped garden, perfect for relaxation and entertaining.

Additional features: garage, stone cellar, double glazing, gas central heating with recent combi boiler, alarm, and mains drainage.

A rare opportunity in Gironde for a large family home or holiday retreat in Nouvelle-Aquitaine, only 23 km from the vineyards of Saint-Émilion.

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

Ground floor:

Kitchen 19.23 m², annexe 12.9 m², laundry 8.7 m², storeroom 8.23 m²,

Lounge 23.93 m², dining room 16.58 m², living space 23.75 m².

1st floor:

Bedroom 1 - 23.91 m², shower room/WC 5.84 m².

Bedroom 5 - 15.7 m², shower room/WC 7.64 m².

Master bedroom 20.55 m², shower room 9.36, dressing room 12.49 m².

Study 16.75 m², small sitting room 10.37 m².

2nd floor :

Bedroom 2 - 18.96 m², shower room/WC 7.76 m²

Bedroom 3 - 19.74 m², shower room/WC 6.37 m²

Bedroom 4 Suite - 25.47 m², shower room/WC 14.72 m²

NOTES

Garage 23.53 m²

Stone cellar with old bread oven 9.24 m², 21.52 m²

Covered terrace 35 m²

Outside uncovered 365 m² - travertine terrace, lawn and trees

Heated swimming pool 8 x 4 m - heat pump

Garden shed for pool filtration system and storage 5.5 m²

Electric gate, entry phone and alarm

Town gas central heating

Pellet stove in dining room

Open fireplace in living room

Reversible air conditioning in bedrooms (2, 3, 4 and 5)

Mains drainage

Double glazed windows

Fibre

As well as a lively Sunday morning market and railway station, Saint-Seurin-sur-l'Isle has a riverside beach where you can canoe in summer, a swimming pool, a horse riding school, infant & primary schools, restaurants, bars, bakeries, banks, medical services