

All about location! an extremely charming mansion, hidden on a south facing hillside, with fabulous views!



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	42615 m2



## IN BRIEF

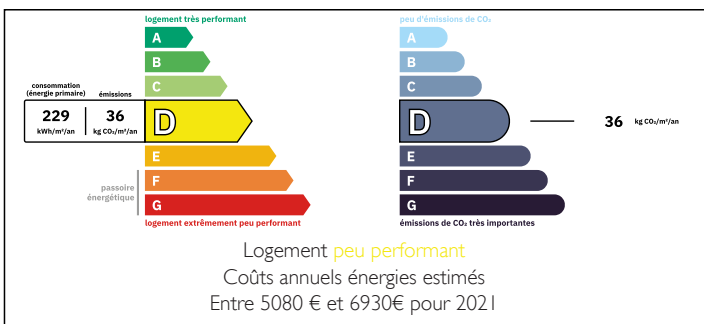
The location of this lovely century old mansion full of character can't be beaten!

At the end of a hamlet, nestled in lower position against a south facing hillside, which makes that the property is completely hidden for everyone's eye. Completely private!

From its southfacing living rooms and lovely terrace you have a breathtaking view over the hills.

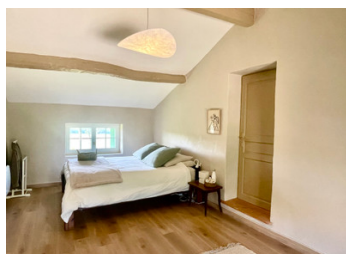
In the ENTRE-DEUX-MERS region - so-called Little Tuscany of France - at a 10 min drive to several little towns with all amenities and weekly markets, 15 min to Saint-Emilion and about 45 min to Bordeaux.

## 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

The century old house is as charming as its location! In good condition, with bags of old charme and ancient features! Surrounded by an Italian style garden with romantic fontaine and swimming pool area.

Further there is woodland and a meadow (1.5ha) for 1 or 2 horses, in total over 4 hectares.

The house has a habitable surface of about 250 m<sup>2</sup>, on the ground floor good sized rooms as 2 salons, a dining room, a kitchen, 2 bedrooms with their own bathroom.

The first floor comprises a landing, a large bedroom now used as dormitory, a more decent bedroom, a bathroom and another large bedroom with dressing and bathroom.

There is a lovely heated pool with views over the hills and further a workshop and storage.

## LOCAL TAXES

Taxe habitation: EUR

## TECHNICAL INFORMATION:

- \* In good condition,
- \* Completely rewired,
- \* Central heating system on oil, new condensing boiler, several fireplaces one with woodburner,
- \* New septic tank,
- \* Electric gate with intercom,
- \* Alarm system,
- \* Swimming pool, 11x5m, new liner, with counter current, electric coverage.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES