



Ref: A36507MK33 Price: I 660 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (1 730 770 EUR without fees)

EXCEPTIONAL PROPERTY! Beautiful CHATEAU with panoramic views! Extra ordinary location! Near Saint-Emilion!



INFORMATION

Town: Saint-Aubin-de-Branne

Department: Gironde

Bed: 6

Bath: 5

Floor: 470 m2

Plot Size: 49954 m2











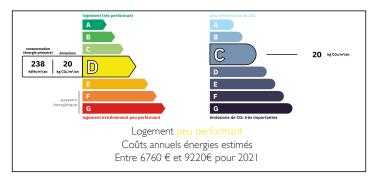


IN BRIEF

35 km from BORDEAUX, about ten km from SAINT-EMILION and at the edge of a small village you will find this exceptional property, very rare to find! A magnificent castle with its perfectly balanced architecture in its harmonious environment with panoramic views over the valley. Nothing disfiguring, no constructions, no electricity pylons! No roads, no nuisance!

The castle is in good condition offering pleasant and modern comfort! All the living rooms and almost all the bedrooms are southfaced - very bright - and all have stunning views of the valley. A swimming pool with its dovecote and its summer kitchen, an air-conditioned wine cellar and the outbuildings, as well as its 5 hectare land in the nature of a park, woods, old was basin, pond, truffle field and meadow complete this beautiful property, which can meet the highest...

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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The MANSION offers you a living area of 470 m², comprising:

On the ground floor:

- * Main entrance 23 m² French doors to garden; On the right side:
- * Living room 38 m² with stone stairwell, French doors to garden;
- * Dining room 23 m² fireplace,
- * Kitchen 26 m² equipped,
- * Toilet:
- * Service entrance 6 m².

On the left side:

- * Reception room 50 m² fireplace, French doors to garden;
- * Hallway with storage room 8 m² serving
- * Bedroom I 19 m^2 French doors to garden/pool.

Going down a stone staircase:

- * Air-conditioned wine cellar 18 m²;
- * Summer kitchen 22 m² overlooking the pool terrace:
- * Shower room, toilet cabinet 4 m²;
- * Laundry/boiler room 8 m²;

Clearance giving access to the outbuilding - old barn - 90 m^2 .

Upstairs:

* Stone staircase landing - 10 m²;

On the right side:

- * Hallway 15 m²;
- * Bedroom 2 23 m² with
- * Bathroom 6 m² bath, shower, sink, WC;
- * Bedroom 3 14 m²;
- * Bathroom 7 m²;
- * Toilets 2 m².

In the tower:

- * Landing 4 m²;
- * Bedroom 4 20 m²;
- * Shower room 7 m² shower, WC;
- * Bedroom 5 20 m² attic, dormitory.

On the left side:

* Corridor/passage - 20 m²;

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr