

Superb FARMHOUSE in very peaceful setting with great views and swimming pool! Ideal for CH/gites/co-habitation



## INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	9
Bath:	7
Floor:	695 m2
Plot Size:	10572 m2



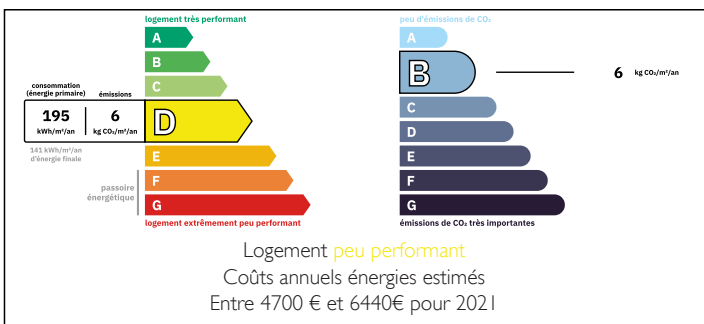
## IN BRIEF

Very spacious farmhouse in immaculate condition! Situated on its own grounds of over 1 hectare with a beautiful, secured swimming pool in a truly incredible location!

Absolutely peaceful, no noise or visual disturbance. Located in the hilly Entre-Deux-Mers region, with breathtaking views over the rolling vineyards! Just a few minutes from a village with daily needs, and within 10 minutes, you will find several towns and villages with all amenities. Saint-Emilion is 20 minutes away, Bordeaux and Bergerac are 1 hour away!

Truly perfect for a tourist activity (gites and/or guest houses), shared accommodation, or to accommodate a large family! Adaptable to all your projects!

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The immense living space of 695 m<sup>2</sup> (!) offers numerous possibilities for all your projects! Due to its layout—two dwellings plus a converted outbuilding—it's perfect for a B&B/gîte business! However, it's also ideal for a vacation home for 2/3 families or close friends, for a co-living project, or, of course, for a large family! Almost all the bedrooms are en suite (with bathrooms), and there are several large separate living areas, with the possibility of connecting them.

### PART 1:

Housing 1 offers 290 m<sup>2</sup> of living space, including:

- \* Kitchen - 37 m<sup>2</sup> - equipped with covered terrace,
- \* Dining room/office - 15 m<sup>2</sup>,
- \* Winter garden - 31 m<sup>2</sup>,
- \* Living room - 39 m<sup>2</sup> - with 28 m<sup>2</sup> mezzanine,
- \* Laundry room - 10 m<sup>2</sup>,
- \* Storage room - 15 m<sup>2</sup>,
- \* Bedroom 1 - 55 m<sup>2</sup> - with shower room and access to the outside (could be used as a bedroom),
- \* Bedroom 2 - 17 m<sup>2</sup>,
- \* Bedroom 3 - 17 m<sup>2</sup> - or office,
- \* Shower room - 8 m<sup>2</sup>.
- \* Bedroom 4 - 37 m<sup>2</sup> - upstairs, with the possibility of creating a bathroom.

### PART 2:

Housing 2 offers A 320 m<sup>2</sup> living space, comprising:

- \* Cathedral-shaped living room - 55 m<sup>2</sup> - could be used as a reception room/restaurant!
- \* Open-plan kitchen,
- \* Small utility room - 10 m<sup>2</sup>,
- \* Pantry - 16 m<sup>2</sup>,
- \* Bedroom 5 - 34 m<sup>2</sup> - with shower room and access to the outside,
- \* Bedroom 6 - 34 m<sup>2</sup> - with shower room.
- \* Mezzanine - 70 m<sup>2</sup> - suitable for a TV and/or...