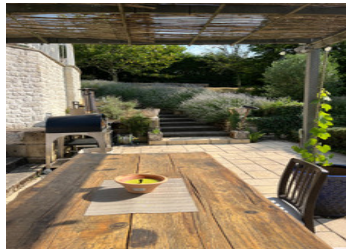


**AAA location! A beautiful house in perfect condition with swimming pool, in absolute calm, magnificent view!**



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Saint-Émilion |
| Department: | Gironde       |
| Bed:        | 3             |
| Bath:       | 2             |
| Floor:      | 180 m2        |
| Plot Size:  | 3932 m2       |



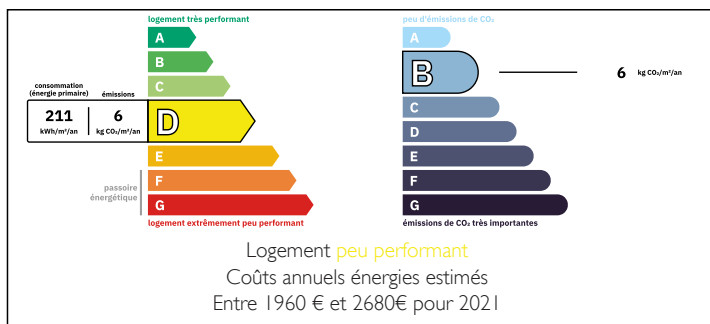
## IN BRIEF

Come and discover this superb property! It will seduce you right away!

First of all by its location! Close to Saint-Emilion, at the end of a small hamlet, without direct neighbours, in a quiet area, with a magnificent view of the vineyards! Then, the A-typical house - 180 m<sup>2</sup>, 3 bedrooms, 2 shower rooms - and its magnificent pool area (heated by heat pump)! Here you are in your own Paradise, away from stressful life! Ideal for recharging after a long day at work, or on weekends and holidays!

Close to a village with grocery store and restaurant, close to a town with all amenities, 10 minutes from Saint-Emilion and 1 hour from Bordeaux and Bergerac. Also close to the Grand Saint-Émilionnais Golf & Restaurant!

## 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 house has a living area of 180 m<sup>2</sup> comprising:

- \* An entrance - 4 m<sup>2</sup> - with WC and handwash,
- \* A living room - 38 m<sup>2</sup> - with insert fireplace,
- \* A conservatory - 21 m<sup>2</sup>,
- \* A kitchen - 23 m<sup>2</sup> - open towards
- \* A living room - 20 m<sup>2</sup> - which could also be used as a dining room,
- \* A bedroom - 13 m<sup>2</sup> - with shower room.

The last two have access by B-glazed windows to the terrace.

- \* A laundry room - 4 m<sup>2</sup>,
- \* A cellar - 12 m<sup>2</sup> - with storage,
- \* An air-conditioned cellar - 5 m<sup>2</sup>.

Upstairs:

- \* A landing - 6 m<sup>2</sup>,
- \* A bedroom - 22 m<sup>2</sup> - with dressing room,
- \* One bedroom - 12 m<sup>2</sup>,
- \* A bathroom - 6 m<sup>2</sup>.

### MISCELLANEOUS:

- \* Pool area - 11x5m, recent liner and pump, heated by heat pump, electric coverage.
- \* Various small storages.

### TECHNICAL INFORMATION:

- \* In perfect condition,
- \* Roof redone,
- \* Heating by insert, pellet stove, electric radiators,
- \* Double glazing, electric shutters,
- \* Septic tank.

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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