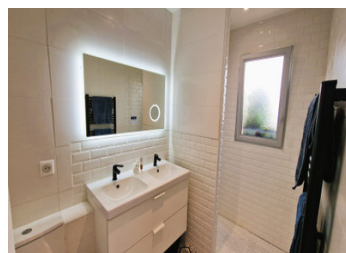


Villa for sale Saint-Émilion, modern 2021 home, 3 bedrooms, garage, UNESCO views, ideal family or rental



INFORMATION

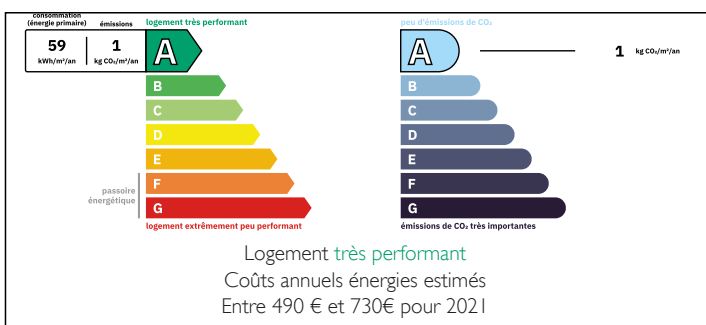
Town:	Saint-Laurent-des-Combes
Department:	Gironde
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	398 m2



IN BRIEF

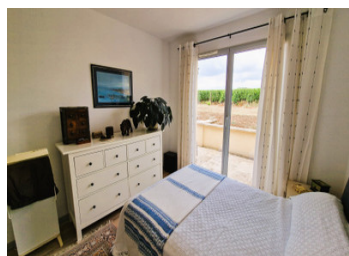
Built in 2021, this contemporary single-storey villa sits in the heart of the UNESCO vineyards of Saint-Émilion. Featuring a bright 65 m² living space, premium Siemens kitchen, 3 bedrooms including a master suite, travertine terrace, garage, and modern comforts (A/C, heat pump, double glazing), it offers elegance and practicality. The pool-ready garden, panoramic vineyard views and high-quality finish make it perfect as a family home, a holiday retreat, or a rental investment. Only 6 minutes from historic Saint-Émilion and 30 minutes from Bordeaux (airport, TGV).

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

This stylish villa combines modern living with vineyard charm.

The 65 m² open-plan living room includes lounge, library, office and dining area with Siemens kitchen (2 fridges, 2 freezers, 2 ovens incl. microwave). Three bedrooms (12–13 m²), including a master suite with Italian shower, connected mirror and towel heater. A second bathroom with Italian shower and guest WC. South-facing 100 m² travertine terrace with pergola and electric blinds overlooking the Saint-Émilion vines. 18 m² attached garage.

Comfort features: reversible A/C, heat pump, aluminium double glazing, wooden shutters, LED lighting, satellite internet, micro-station. Pool-ready land.

Perfect as a full-time residence, holiday home or rental property in one of France's most desirable wine regions.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES