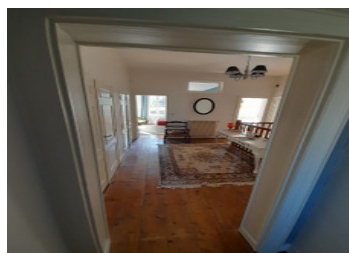


Charming immaculate stone house with studio, quiet village, walking distance to shops. Near Saint-Emilion !



INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	882 m2

IN BRIEF

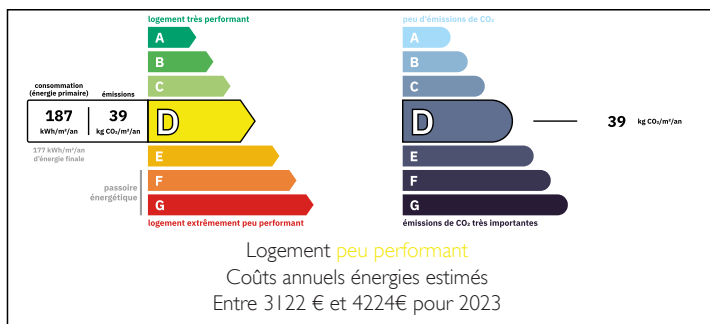
Close to Saint-Emilion, located in a village with shops within walking distance, come discover this charming stone house with incredible charm! In excellent condition, you will be charmed by its beautiful and authentic features, and its bright rooms thanks to its large windows and south-facing exposure. You will immediately be impressed by its charm and brightness! It overlooks its very romantic and relaxing garden, with view over the river!

On the ground floor, there is an entrance hall, a living room with a sitting area and a dining area, a kitchen, and an office—which can be converted into a bedroom with a bathroom.

Upstairs—with old floorboards—there is a large landing, four bedrooms, and a shower room. Then, there is a separate studio to accommodate the family or a tenant (seasonal or year-round).

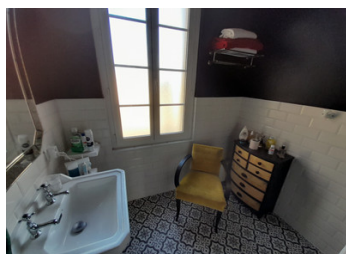
This house is ideal for a modern and actif...

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 offers 180 m² of living space, plus a separate 40 m² studio with a mezzanine.

HOUSE:

Ground Floor:

Tiled floor.

- * Entrance - 6 m²,
- * Office - 26 m²,
- * Reception Room - 28 m² - with sitting area with fireplace insert and dining area,
- * Kitchen - 13 m² - modern, equipped.

Upstairs:

Old wooden floor.

- * Landing - 16 m² - with large closets,
- * Bedroom/Dressing Room - 12 m²,
- * Bedroom - 15 m²,
- * Bedroom - 14 m²,
- * Bedroom - 28 m²,
- * Shower Room - 7 m²,
- * Hallway - 4 m².

STUDIO:

- * Independent, 40 m² of living space,
- * Living room with open kitchen,
- * Shower room,
- * Bedroom on the mezzanine.

MISCELLANEOUS:

- * Beautiful garden with access to the banks of the Dordogne.

NOTE: Thanks to the dams, the very wide banks, and the elevated position of the house, the risk of flooding is non-existent.

- * In very good condition - no work required!
- * Mains gas heating system, fireplace insert;
- * Double glazing;
- * Mains drainage connection.

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

NOTES