

Ref: A40298MK33

Price: 498 200 EUR

agency fees to be paid by the seller

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







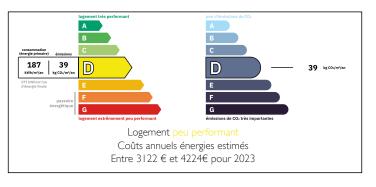








## **ENERGY - DPE**



# 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...

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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.





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# LOCAL TAXES

Taxe habitation: EUR

# **NOTES**

# DESCRIPTION

The house offers 180 m<sup>2</sup> of living space, plus a separate 40 m<sup>2</sup> studio with a mezzanine.

#### **HOUSE:**

Ground Floor:

Tiled floor.

- \* Entrance 6 m<sup>2</sup>,
- \* Office 26 m<sup>2</sup>,
- \* Reception Room 28 m<sup>2</sup> with sitting area with fireplace insert and dining area,
- \* Kitchen 13 m<sup>2</sup> modern, equipped.

#### Upstairs:

Old wooden floor.

- \* Landing 16 m<sup>2</sup> with large closets,
- \* Bedroom/Dressing Room 12 m<sup>2</sup>,
- \* Bedroom 15 m<sup>2</sup>,
- \* Bedroom 14 m<sup>2</sup>,
- \* Bedroom 28 m<sup>2</sup>,
- \* Shower Room 7 m<sup>2</sup>,
- \* Hallway 4 m<sup>2</sup>.

#### STUDIO:

- \* Independent, 40 m<sup>2</sup> 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.

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