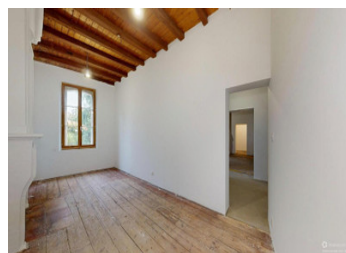
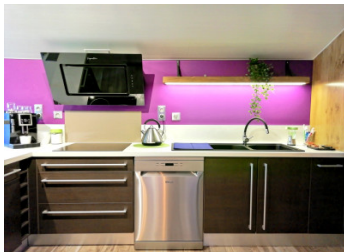


Exceptional Property Ensemble for Sale in Saint-Émilion (UNESCO)



INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	9
Bath:	4
Floor:	300 m ²
Plot Size:	867 m ²

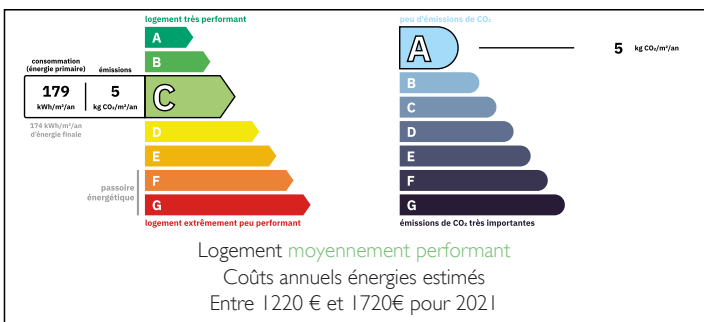


IN BRIEF

Located in the historic heart of Saint-Émilion (33330), a UNESCO World Heritage village internationally renowned for its Grand Cru vineyards, this rare property ensemble of two adjoining houses offers outstanding investment and lifestyle potential.

The ensemble includes three independent dwellings. A high-quality upper-level three-bedroom apartment, accessed independently, has been renovated to an excellent standard and features wooden floors, air conditioning, quality electric radiators throughout, a fully equipped kitchen, a spacious living area, well-proportioned bedrooms, an office nook and a private terrace. A second three-bedroom ground-floor apartment, with generous rooms, requires renovation and offers strong value-add potential.

ENERGY - DPE



The adjoining character house offers 122 m² over

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

Saint-Émilion is one of France's most prestigious destinations, classified as a UNESCO World Heritage Site and celebrated worldwide for its classified vineyards, historic architecture and vibrant year-round tourism. The village is located approximately 45 minutes from Bordeaux, with easy access to Bordeaux airport, the TGV high-speed rail network, and major motorway links (A89).

Local amenities include shops, restaurants, wine bars, medical services and schools, with additional facilities, hospitals and international schools available in nearby Libourne and Bordeaux. The area is highly sought after for second homes, tourism rentals and long-term investment.

Set within the medieval quarter, this exceptional ensemble offers a rare combination of multiple independent units, private outdoor spaces and parking. The renovated apartment provides immediate high-end rental or owner occupation, while the additional dwellings offer flexibility for further rental income, family use or resale optimisation.

This is a distinctive opportunity combining heritage, comfort and strong investment fundamentals in one of Bordeaux's most desirable locations.

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