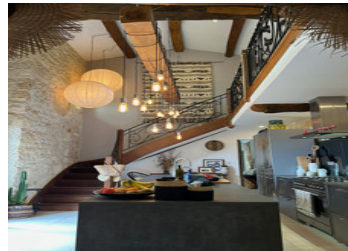


"THE HOUSE WITH THE VIEW !" Stunning property with panoramic views of the Saint-Emilion vines and its tower !



INFORMATION

Town:	Saint-Émilion
Department:	Gironde
Bed:	5
Bath:	3
Floor:	325 m2
Plot Size:	2783 m2

IN BRIEF

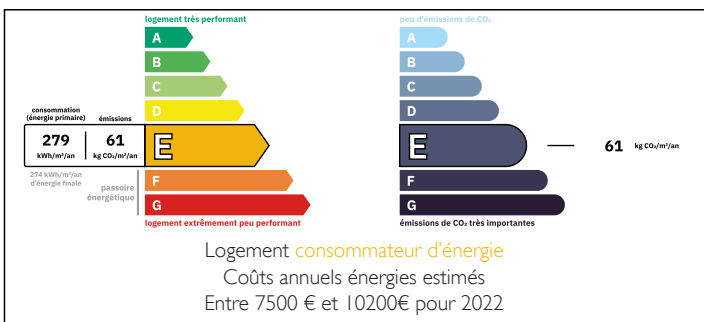
Words simply cannot do justice to this house! You have to experience it!

The moment you step through the gate, an extraordinary feeling washes over you: the view, the serenity, and the sheer splendor of the place! UNBEATABLE!

The view of the renowned vineyards of Saint-Émilion, with famous wine estates as your neighbors! The serenity and tranquility of the south-facing garden, with its swimming pool, lounge area, and summer kitchen below! The splendor of the location and the house itself! LOVE AT FIRST SIGHT guaranteed!

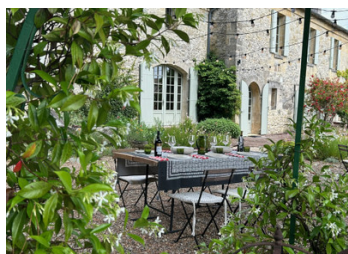
The house itself will not disappoint either! Recently renovated with a touch of modernity, while preserving its authentic charm. With its beautiful features over more than 300 m² of living space, all rooms facing the garden and the view, a large reception room, a kitchen worthy of a chef, its 5 large bedrooms and a dormitory,...

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.



NOTES

DESCRIPTION

Just a short walk from a village with a few shops, restaurants, and a school. The renowned Saint-Émilion wine region is only 4 km away, offering a wide variety of restaurants! Libourne is 10 minutes away, with its train station (TGV to Paris), schools, medical facilities, shopping center, etc.

The irresistible metropolis of Bordeaux is about 45 minutes away! The Atlantic coast, with its Arcachon Basin and the Dune of Pilat, is about 1 hour and 15 minutes away.

And finally – and especially for golf enthusiasts – the Saint-Émilion Golf Course is just 15 minutes away!

The house offers 325 m² of living space, all rooms have south-facing doors or windows.

- * Large 100 m² living room with stone walls, exposed beams, original Gironde tiles, and a fireplace.

- * Fully equipped kitchen of 32 m²,

- * Small living room of 16 m²,

- * Master suite of 32 m² with its own

- * Bathroom of 20 m², with integrated wardrobes,

- * Four bedrooms (31, 16, 13, and 13 m²),

- * Two shower rooms (7 and 5 m²).

EXTERIOR:

- * Attached garage,

- * Wine cellar,

- * Outbuilding with summer kitchen, barbecue, and pool equipment room,

- * Swimming pool - liner and skimmers recently replaced, chlorine-treated.

- * Enclosed garden.

TECHNICAL INFORMATION:

- * In perfect condition, no work required,

- * Mains gas central heating, fireplace,

- * Double glazing,

- * Septic tank,

- * Connection to mains water (kitchen) and to a well/spring with an integrated automatic pumping system for watering the garden, bathrooms, and