



EXCEPTIONAL PROPERTY! BEAUTIFUL CHATEAU
WITH PANORAMIC VIEWS!
EXTRA ORDINARY LOCATION! NEAR
SAINT-EMILION!

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PROPERTY FACT FILE	
REFERENCE	A22142MK33
PRICE	€ 1,800,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	470 m ²
LAND	49954 m ²
TOWN	Saint-Émilion
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Perfect location, beautiful views, quiet !
- Close to Bordeaux and Saint-Emilion !
- Well maintained, no works !
- Spacious, bright !
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HUGE PRICE REDUCTION | 800 000€

35 km from BORDEAUX, about ten km from SAINT-EMILION and at the edge of a small village you will find this exceptional property, very rare to find! A magnificent castle with its perfectly balanced architecture in its harmonious environment with panoramic views over

DESCRIPTIF

The MANSION offers you a living area of 470 m², comprising:

On the ground floor:

- * Main entrance - 23 m² - French doors to garden;

On the right side:

- * Living room - 38 m² - with stone stairwell, French doors to garden;
- * Dining room - 23 m² - fireplace,
- * Kitchen - 26 m² - equipped,
- * Toilet;
- * Service entrance - 6 m².

On the left side:

- * Reception room - 50 m² - fireplace, French doors to garden;
- * Hallway with storage room - 8 m² - serving
- * Bedroom 1 - 19 m² - French doors to garden/pool.

Going down a stone staircase:

- * Air-conditioned wine cellar - 18 m²;
- * Summer kitchen - 22 m² - overlooking the pool terrace;
- * Shower room, toilet cabinet - 4 m²;
- * Laundry/boiler room - 8 m²;

Clearance giving access to the outbuilding - old barn - 90 m².

Upstairs:

- * Stone staircase landing - 10 m²;

On the right side:

- * Hallway - 15 m²;
- * Bedroom 2 - 23 m² - with
- * Bathroom - 6 m² - bath, shower, sink, WC;
- * Bedroom 3 - 14 m²;
- * Bathroom - 7 m²;
- * Toilets - 2 m².

In the tower:

- * Landing - 4 m²;
- * Bedroom 4 - 20 m²;
- * Shower room - 7 m² - shower, WC;
- * Bedroom 5 - 20 m² - attic, dormitory.

On the left side:

- * Corridor/passage - 20 m²;
- * Bedroom 6 - 30 m² - master bedroom with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22142MK33>

COMPLETE FILE AND PHOTO ON REQUEST

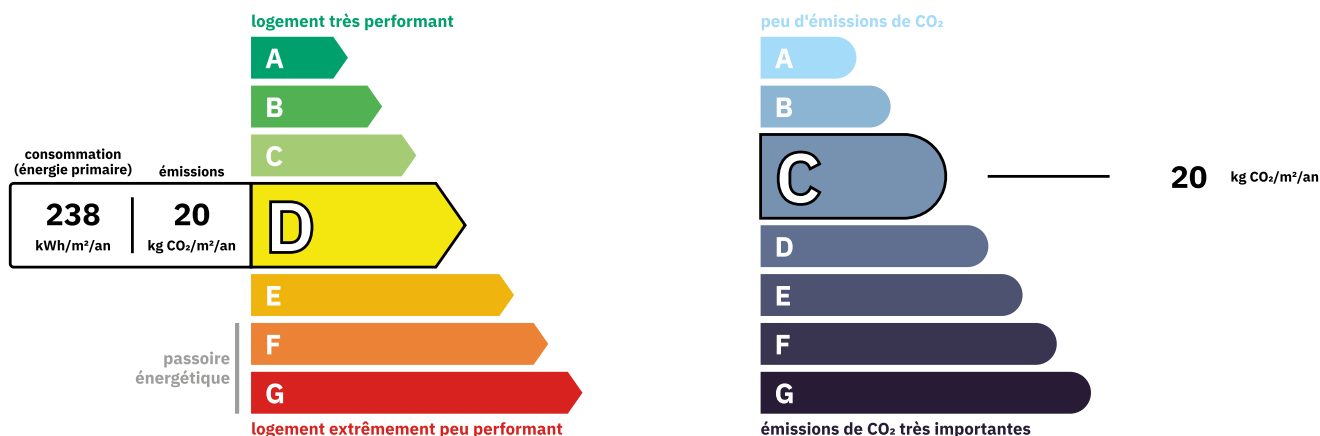


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 6760 € and 9220€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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