

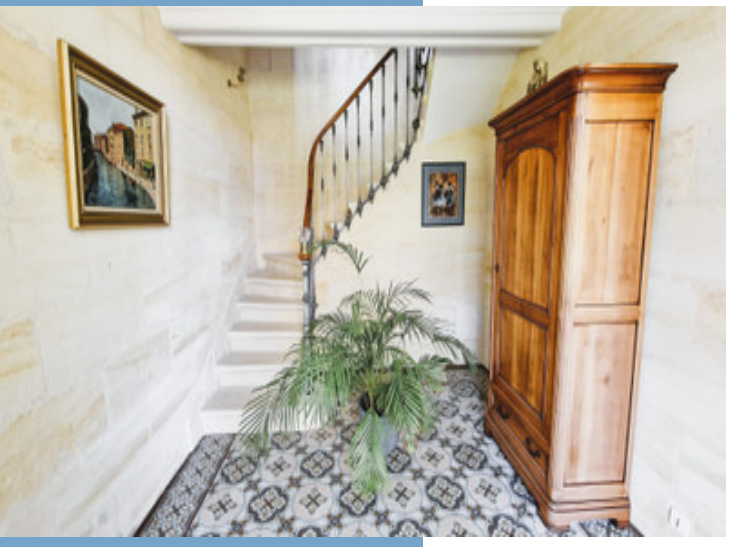
ELEGANT STONE MANOR HOUSE WITH POOL, TWO GARAGES, AND ORIGINAL WINE VAT ROOM – LOCATED NEAR AMENITIES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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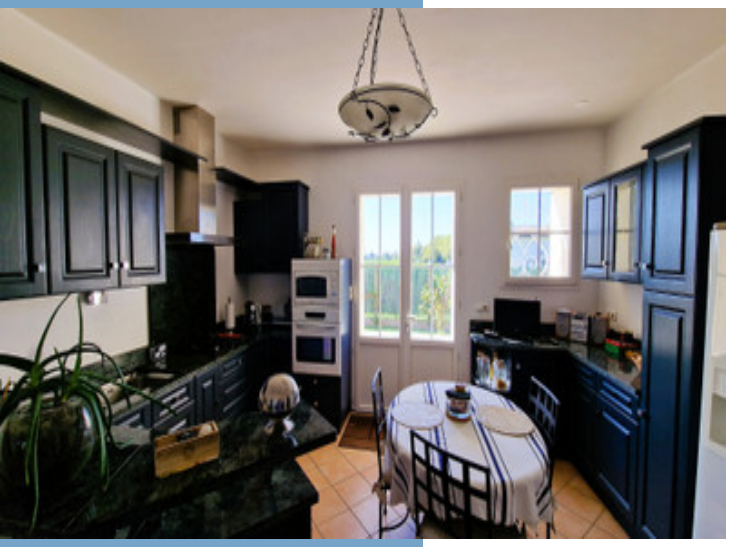




PROPERTY FACT FILE

REFERENCE	A40278SAG33
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	227.89 m²
LAND	2465 m²
TOWN	Saint-Émilion
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





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- 3 km from historic Saint-Émilion
- Renovated Maison de Maître
- Pool with new liner & cover
- 6 bedrooms + 67 m² games room
- Solar panels & modern comforts

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Just 3 km from the historic centre of Saint-Émilion and 5 km from Libourne with its shops, services, train station, and autoroute, this beautifully renovated Maison de Maître combines charm, comfort, and convenience in the heart of the Bordeaux wine region. The property features 6 bedrooms, spacious reception rooms, a 67 m² games room,



DESCRIPTION

This exceptional stone Maison de Maître enjoys an enviable location just 3 km from the world-renowned medieval town of Saint-Émilion and 5 km from the amenities of Libourne, including train links and autoroute access.

Spacious and Functional Layout:
On the ground floor, the entrance hall (13.55 m²) leads to a bright living room (21.40 m²), a dining room (22.15 m²), and a large fitted kitchen (23.65 m²) opening onto a 40 m² terrace. A laundry room, shower room, and bathroom ensure everyday practicality, while a 67 m² games room offers exceptional space for leisure or entertaining. A ground-floor bedroom (17.35 m²) adds further comfort.

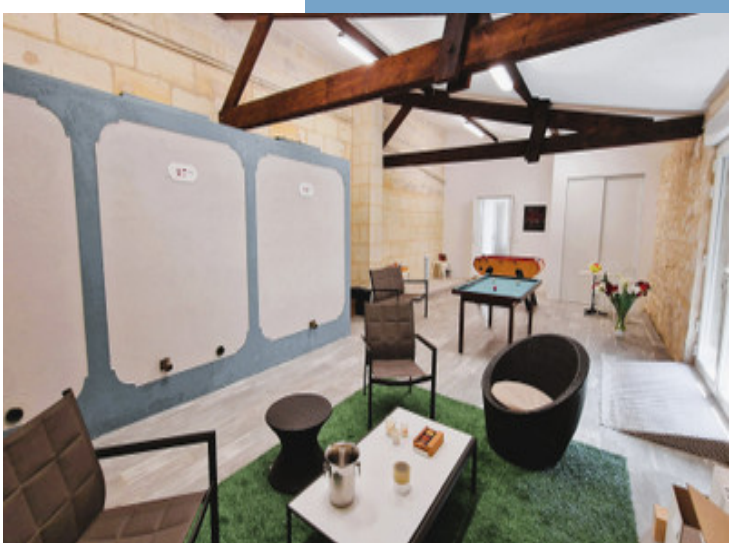
The first floor provides 5 additional bedrooms (from 7.45 m² to 18 m²), a dressing room, an office (22.60 m²), a bathroom, and a separate toilet.



Comfort and Modern Features:
Carefully renovated, the property offers PVC or aluminium double-glazed windows, quality insulation, gas de ville heating, solar panels, a micro-station, and an alarm system with tele surveillance. No major works are required.

Outdoor Lifestyle:
Set on landscaped grounds, the home includes a 10 x 5 m swimming pool with a new liner and cover, two wells, and two large garages (46 m² and 59 m²). A 63.50 m² vat room (cuvier) provides further potential for wine enthusiasts or storage.

A Refined Property in the Bordeaux Wine Region:
Perfect as a spacious family residence, second home, or luxury holiday rental, this property combines character and modern comfor...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40278SAG33

COMPLETE FILE AND PHOTO ON REQUEST

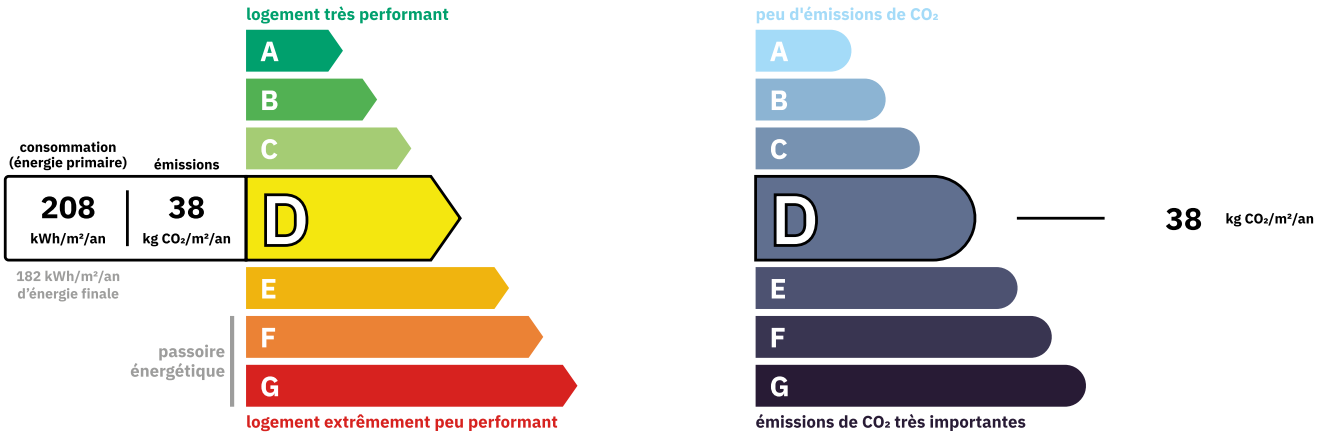
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2910 € and 4000€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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