LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT STONE HOUSE WITH 5 BEDROOMS, GARDEN AND OUTBUILDINGS IN A SOUGHT-AFTER SAINT-ÉMILION LOCATION

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PROPERTY FACT FILE

REFERENCE	A44318SAG33
PRICE	€ 560,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (533 335 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	258 m²
LAND	2057 m²
TOWN	Vignonet
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking

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





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- Garden, garage & summer kitchen
- Elegant stone home with character
- 258 m² spacious living areas
- Prime Saint-Émilion lifestyle location
- 2,057 m² plot, pool potential

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Elegant stone house of approx. 258 m² set in the highly sought-after Saint-Émilion region, ideal as a spacious family home or a refined holiday retreat.

Offering 5 bedrooms including a ground floor bedroom, a study and



DESCRIPTION

Located just 5 minutes from Saint-Émilion and 15 minutes from Libourne, this elegant stone property offers an ideal setting for those seeking a spacious family home or a welcoming holiday retreat in one of the most desirable areas of south-west France.

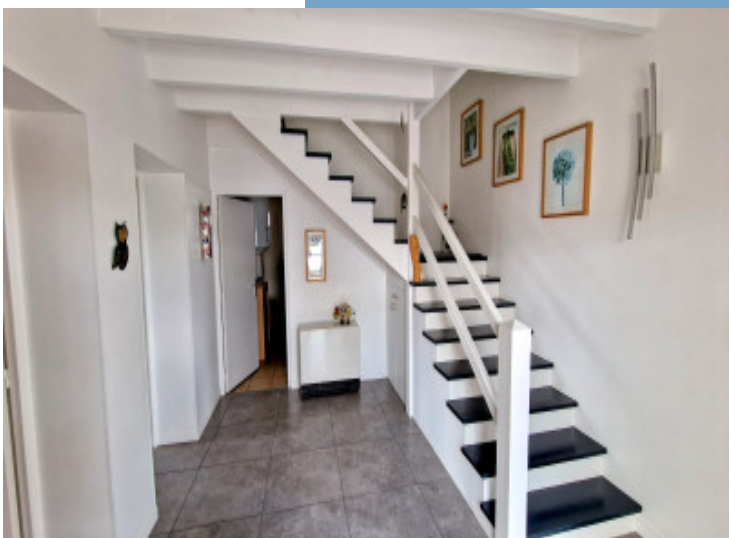
With approximately 258 m² of living space, the house has been designed to bring people together while offering flexibility and comfort. The generous living room provides a warm and inviting space for family gatherings, while the large kitchen naturally becomes the heart of the home. A ground floor bedroom, together with a shower room on the same level, allows for practical and comfortable day-to-day living or welcoming guests with ease.



Upstairs, four further bedrooms and a large games room and/or sports room create a relaxed and versatile environment, ideal for children, visiting family or entertaining. The property is beautifully decorated throughout using quality materials, creating a welcoming and refined atmosphere.

Outside, the lifestyle truly comes into its own. The 2,057 m² garden is ideal for long summer days, with a terrace for outdoor dining, a summer kitchen for entertaining (36.90 m²), and plenty of space to enjoy with family and friends. The garden is fully piscinable, offering the opportunity to create a pool and further enhance its appeal as a holiday home. An attached garage (40 m²) and covered wood storage add practicality.

The location completes the picture, combining easy access to local amenities w...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44318SAG33

COMPLETE FILE AND PHOTO ON REQUEST

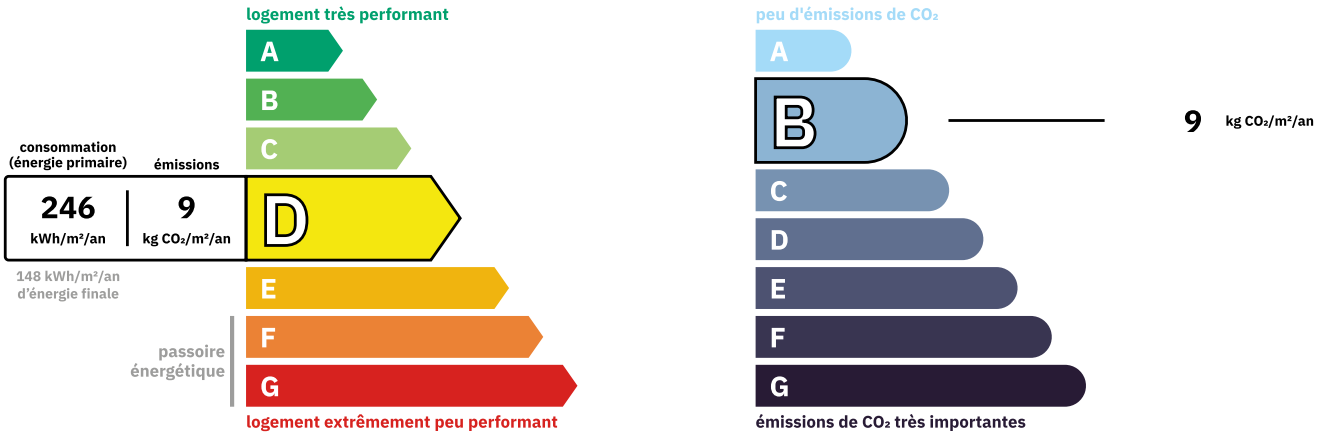
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5080 € and 6930€ for 2023

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

Réf :A44318SAG33
FILE COMPLETE AND PHOTOS ON REQUEST

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