



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 m <sup>2</sup>
LAND	2057 m <sup>2</sup>
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	



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

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Elegant stone house of approx. 258 m<sup>2</sup> 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 m<sup>2</sup> 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.

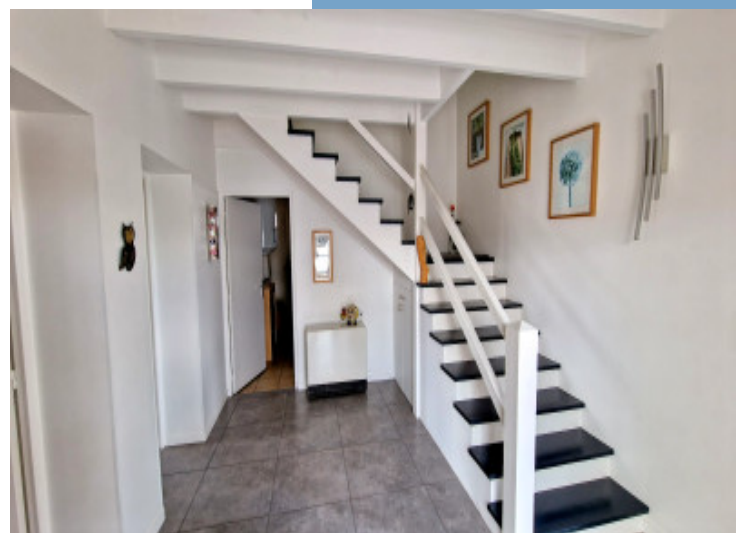
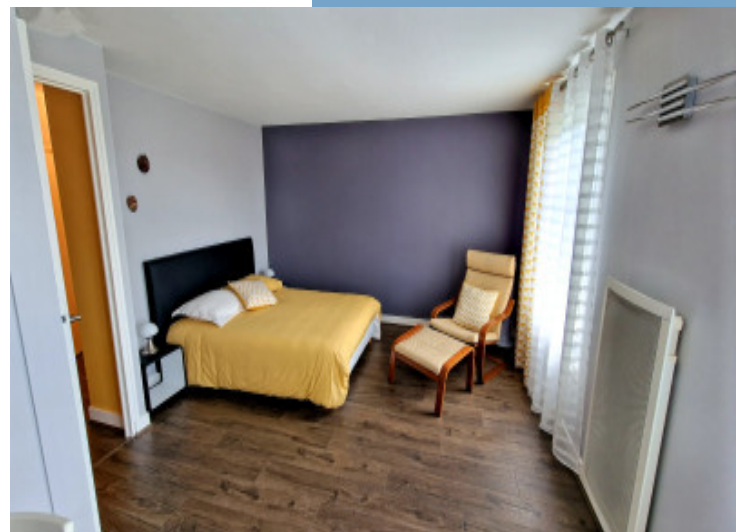
Outside, the lifestyle truly comes into its own. The 2,057 m<sup>2</sup> garden is ideal for long summer days, with a terrace for outdoor dining, a summer kitchen for entertaining (36.90 m<sup>2</sup>), and plenty of space to enjoy with family and friends. The garden is fully piscinable, offering the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

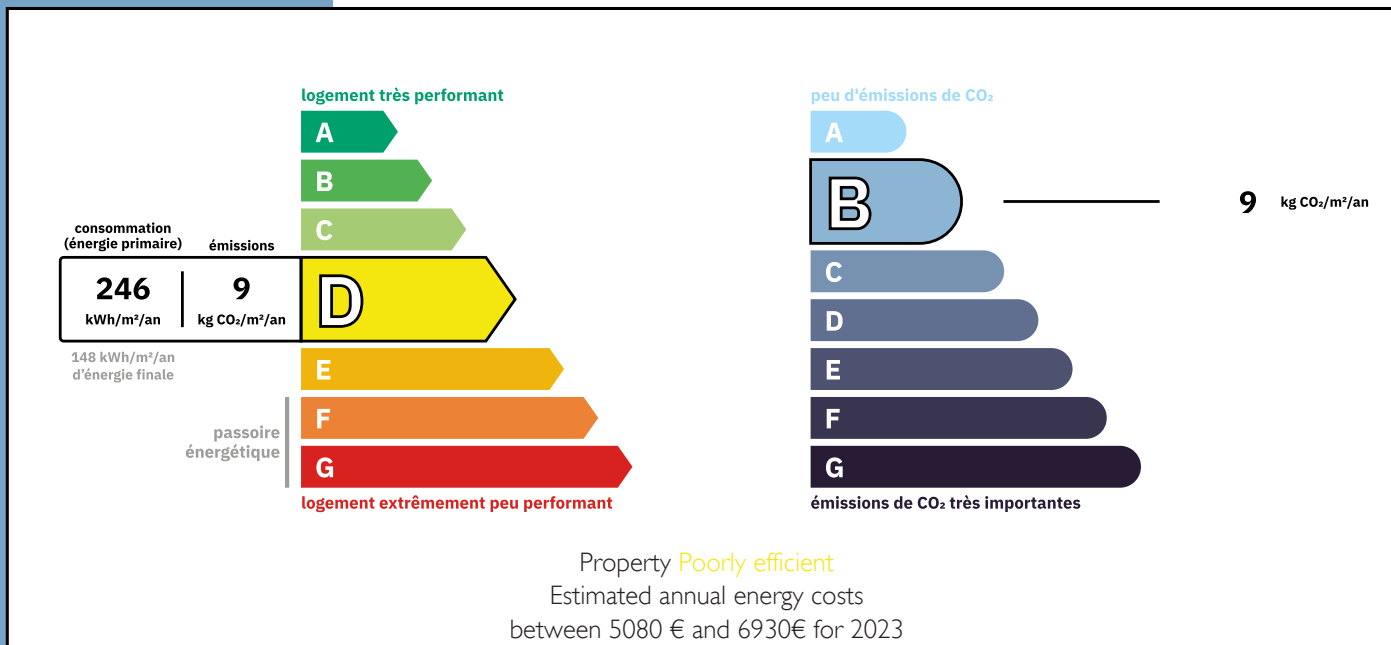


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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