

ELEGANT RENOVATED STONE PROPERTY WITH HEATED POOL & GUEST HOUSE, JUST MINUTES FROM SAINT-ÉMILION

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ELEGANT RENOVATED STONE PROPERTY WITH HEATED POOL & GUEST HOUSE, JUST MINUTES FROM SAINT-ÉMILION...





PROPERTY FACT FILE

REFERENCE	A47793SAG33
PRICE	€ 1,170,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	143 m²
LAND	863 m²
TOWN	Saint-Émilion
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

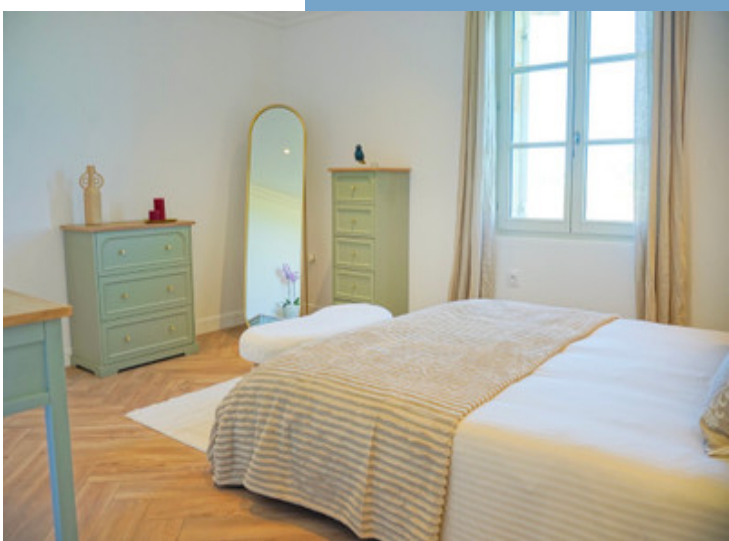
- Just 2 minutes from historic Saint-Émilion
- Fully renovated stone residence, DPE A
- Heated mosaic pool and landscaped garden
- Independent 35 m² guest house with kitchen
- Peaceful setting among prestigious vineyards

ELEGANT RENOVATED STONE PROPERTY WITH HEATED POOL & GUEST HOUSE, JUST MINUTES FROM SAINT-ÉMILION...

Ref : A47793SAG33







Discover this exceptional stone property, nestled among the prestigious vineyards just two minutes from the historic centre of Saint-Émilion. Protected under France's Bâtiments de France heritage framework and forming part of the UNESCO World Heritage-listed Jurisdiction of Saint-Émilion, this early 1900s residence was completely

DESCRIPTION

Nestled in a peaceful and picturesque setting among the celebrated vineyards of Saint-Émilion, this beautifully renovated stone property offers a rare opportunity to enjoy the French art of living in one of Bordeaux's most prestigious wine regions.

The property enjoys significant heritage status, protected under France's Bâtiments de France heritage framework and forming part of the UNESCO World Heritage-listed Jurisdiction of Saint-Émilion. This recognition reflects the historic, architectural and landscape importance of the property and its remarkable setting.

Located just two minutes from the historic centre of Saint-Émilion, it occupies a privileged position in the heart of one of the world's most celebrated wine landscapes, combining tranquillity and privacy with easy access to Saint-Émilion's acclaimed restaurants, boutiques, wine estates and cultural attractions.

Originally built in the early 1900s and comprehensively renovated in 2026, the residence retains the authentic character of its traditional stone architecture while offering stylish interiors, modern technology and excellent energy performance.

The main house, offering approximately 104 m² of living space, has been thoughtfully designed for comfortable everyday living. On the ground floor, a fully equipped kitchen opens onto the dining area and welcoming lounge, creating an attractive living and entertaining space of approximately 34 m². A bedroom of approximately 13.7 m² with its own bathr...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47793SAG33

COMPLETE FILE AND PHOTO ON REQUEST

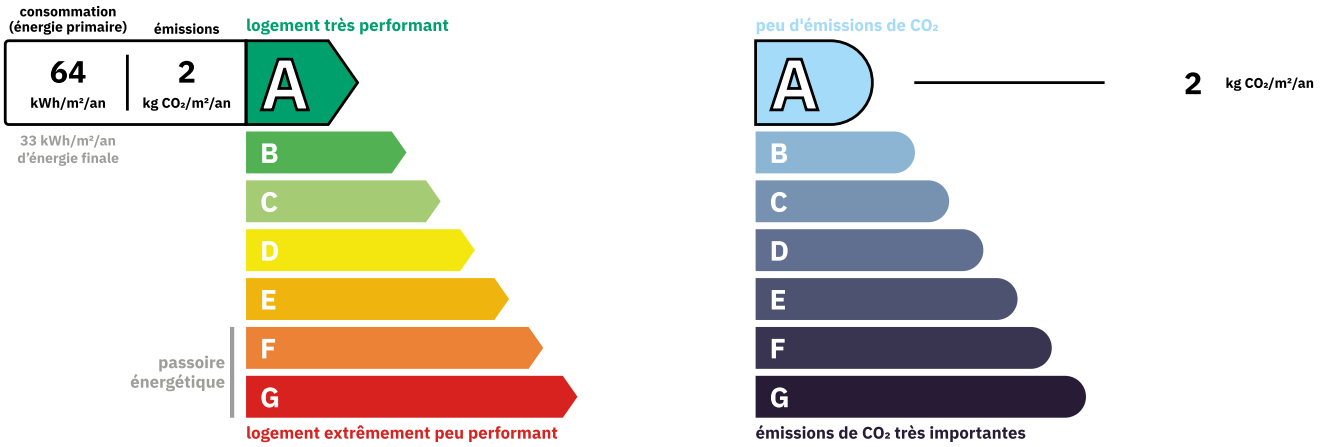
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT RENOVATED STONE PROPERTY WITH HEATED POOL & GUEST HOUSE, JUST MINUTES FROM SAINT-ÉMILION...

Ref : A47793SAG33

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

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 690 € and 970€ 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 :A47793SAG33
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr