



## Beautifully renovated country house, Saint Emilion, Gironde



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 825,705.13

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Saint-Emilion
Postleitzahl:	33330
Veröffentlicht:	17.07.2024

### Beschreibung:

Beautifully renovated over the last 4 years to a very high standard, this stunning country house is situated in a secluded location with far-reaching views across the vineyards of the Dordogne valley. Spacious and elegant, the house and gardens are perfect for entertaining. Excellent restaurants, vineyard & river walks, a swimming lake and renowned boulangerie are all nearby.

No matter the time of year, this is a house made for gatherings of family and friends! The living areas are light-filled, elegant, beautifully finished and the kitchen really is exceptional. In the winter, fireplaces fitted with wood-burning stoves can be lit in each of the reception rooms, while the covered terrace that runs the length of the house or the poolside dining area are ideal for leisurely lunches & sun-downers in the hot summer months.



There is a total 350m<sup>2</sup> habitable space arranged across the main house and the adjoining guest cottage. There are 3 bedrooms in the house and a double bedroom & mezzanine sleeping area in the cottage. Here's the layout:

## Ground Floor

Entrance hall with wood-burning stove (21m<sup>2</sup>)

Sitting room with wood-burning stove (27m<sup>2</sup>)

Fully equipped Neptune kitchen with wood-burning stove (59.5m<sup>2</sup>)

Snug sitting room - 26.6m<sup>2</sup>

Master suite: Ground floor bedroom (27m<sup>2</sup>) with ensuite bathroom (Bath, Italian shower & WC) (15m<sup>2</sup>)

Utility room (6.4m<sup>2</sup>)

## First floor

Landing - (15m<sup>2</sup>)

Bedroom 2 - (21m<sup>2</sup>)



Bedroom 3 - (35m<sup>2</sup>)

Family bathroom with Italian shower & WC - (7.25m<sup>2</sup>)

Adjacent guest cottage

The cottage adjoins the house and can either be entirely self-contained with its' own entrances and private terrace, or it can be incorporated into the main house.

Open plan living area - 40m<sup>2</sup>

Bedroom - 12.5m<sup>2</sup>

Bathroom - with shower & WC - 6.2m<sup>2</sup>

Mezzanine - 25m<sup>2</sup> (currently used as additional sleeping area)

Outside

Secluded and private, a private driveway leads through 2.5 acres / 1 hectare grounds down to the house. The views across the Dordogne valley are superb. There is a 60m<sup>2</sup> barn which offers a versatile space with many uses. The swimming pool area is particularly comfortable, surrounded by a lovely lawn, large



poolside terrace and the summer kitchen, it has to be said, it would be difficult to muster the energy to move far from the sun lounger.

## Location:

Situated on the hillside just outside the village of Sainte-Radegonde, 3km south of the Dordogne river, there is much to explore in this area. A fantastic organic boulangerie in the nearby village that draws customers from far and wide is the place to go for the daily bread and croissants. St Émilion is 20 minutes away and is always a big draw for locals and visitors alike. There are plenty of fresh-produce markets in the area throughout the week, but if you don't fancy cooking, the riverside restaurant Bistro Rigaud is less than 5 mins away. The chef honed his skills at Bocca Di Lupo and Ottolenghi in London. Other nearby riverside restaurants well worth a visit are Le Pessaquai and Palma Nova, whilst The Glasshouse at Chateau Carbonneau is the place to go for afternoon tea, Sunday brunch and summer concerts.

The vineyards surrounding the house are lovely to walk around and Lac de la Cadie is just a 5 minute stroll - in the summer there is a small beach, ideal for children. Of course the Dordogne river itself is well known for kayaking, walking and picnicking.

As well as Saint Emilion, there are lots of lovely towns in the area to visit including Duras, Miramont-de-Guyenne, Gensac and Sainte Foy La Grande which is reputed to have the best market in the south-west!

The train station at Castillon-la-Bataille is just a 10 minute drive away and from there there is a 40minute direct rail service straight into the centre of Bordeaux. Bergerac and Bordeaux airports are both within a 1hr drive.



At a glance:

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Habitable space: 350m<sup>2</sup>

Plot size: 1 hectare / 2.5 acres / 10,100m<sup>2</sup>

Taxe foncière: €491 per annum

DPE rating: D

Internet: Fibre broadband

Year of construction: 1850

Heating: Oil fired central heating

Drainage: Septic tank drainage

Neighbours: distance



Distance to shops: In the village

Distance to river: 3km

Distance to train station: 10 mins Castillon-la-Bataille & a 40min direct service in Bordeaux centre

Distance to airport: Bergerac, 50mins / Bordeaux, 1hr

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website:

Zustand: Renoviert

### **Allgemein**

Schlafzimmer:	4
Badezimmer:	3
Fertige m <sup>2</sup> :	350 m <sup>2</sup>
Grundstücksgröße:	10100 m <sup>2</sup>

### **Gebäudedetails**

Parkplatz:	Ja
Außen-Ausstattung:	Pool

### **Mietbedingungen**

Verfügbar ab:



## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/PFYR-T188983/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T188983/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 1027-9387a

