



## Maison en pierre de 200 m2 + Dépendances



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 485,491.31

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Saint Emilion
Código postal:	33330
Publicado:	04/09/2024

### Descripción:

Just 10 minutes from St Emilion, come and discover this stone Gironde house of around 235 m2.

Ideal for a family home, gîte or tourist activity.

The ground floor features a spacious entrance hall leading to a bright 30 m2 lounge, a fitted kitchen, a dining room, a bedroom and a bathroom.

Upstairs you will find four comfortable, bright bedrooms, a bathroom and a separate toilet.

An adjoining wine storehouse gives free rein to your imagination.

A second adjoining dwelling, in need of renovation, will enable you to create a totally independent dwelling.

Finally, a large workshop completes the living area.

On the garden side, you will enjoy views over the St Emilion vineyards, as well as an outbuilding that could be used as a garage or future pool house.

Technical information: sound roof, PVC double-glazed joinery, oil-fired heating.



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Translated with DeepL.com (free version)

Fabricado: 1900

## Común

Dormitorios: 5  
Baños: 2  
Pies cuadrados terminados: 235 m<sup>2</sup>  
Tamaño del lote: 2000 m<sup>2</sup>

## Room details

Total rooms: 7

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 139

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/AGHX-T552722/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T552722/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1301930

