



## Maison pierre au cœur des vignes



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 271,558.46

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Emilion
Postcode:	33330
Geplaatst:	21-04-2024

### Omschrijving:

Your SAFTI real estate advisor, Julien BOURRÉE, presents to you exclusively, located in the charming town of Saint-émilion (33330), known for its renowned vineyards and its historical heritage, this property offers a peaceful and authentic living environment. Close to local amenities, it boasts a quaint atmosphere and easy access to area restaurants, shops and sights.

On a spacious plot of 1085 m<sup>2</sup>, this stone and brick house offers 4 parking spaces, a garden surrounding the property, a garage and an outbuilding. Its old style architecture on the ground floor gives it a unique character, while its 183 m<sup>2</sup> of living space offer generous space for family living.

Inside, you will discover a kitchen, a bright living room, 5 cozy bedrooms, 2 toilets, a bathroom, a shower room and a practical scullery. Combining character and comfort, this residence will appeal to lovers of authenticity looking for an exceptional property in Saint-Emilion. Once the renovation has been implemented (WELL ELIGIBLE FOR PTZ ACCORDING TO PROFILE). I am waiting for you for the visits after studying your financial file. See you soon !

Gebouwd:	1945
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### Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	183 m <sup>2</sup>
Lot Afmeting:	1085 m <sup>2</sup>

### Room details



Total rooms: 8

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 254

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/AGHX-T550192/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T550192/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1298191

