



4,2 ha Property - 420 sqm House - outbuildings - exceptional setting

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SELLING PRICE : €840,000

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SOLE AGENCY

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

Exceptional property located 45km from Bordeaux and 20 min north of Saint-Emilion comprising a 420 sqm mansion built in the nineteenth century and 500 sqm outbuildings dating from the eighteenth century on a 4.2Ha park and surrounding meadows.

This property is located in an exceptional setting with an overlooking viewpoint on the green surroundings without any nuisance.

The house consists of an entrance hall, a large dining kitchen, a dining room, 2 living rooms, a study room, a bedroom with living room and bathroom.

On the 1st floor, 6 bedrooms, 4 shower rooms, 1 bathroom.

A large 60 sqm attic with a velux style skylight, a cellar and a vat room complete the house.

Renovation work to be planned.

The outbuildings include 2 wineries, a technical room, a dovecote, a shed, a barn, a stable, a workshop, a concrete garage and a barn.

Possibility to acquire 5Ha extra of surrounding meadows.

# FEATURES

Type de bien:	House	Surface:	420.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	13 rooms
NB de chambres:	7 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

Indice d'émission de gaz à effet de serre (GES) : ? kg CO<sub>2</sub>/m<sup>2</sup>.an

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