



## Pretty stone Girondine set in quiet hamlet with large garden and good privacy

An excellent property set in a great location just 15 minutes from St Emilion. The house has been nicely renovated and has good spacious rooms. It is the last house in the hamlet and benefits from the views over the neighbouring vineyards.

**Town:** Puisseguin  
**Dept:** Gironde  
**Plot size (m2):** 2185  
**Habitable (m2):** 180  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Agent:** Steve Meredith  
*stevem@frenchestateagents.com*  
**10682MG33.pdf** € 424 000

This house is situated on the edge of a hamlet accessed via a very quiet country lane. The house faces away from the lane, so the garden is very private and secluded. There is a lovely central hallway with the original staircase leading up to the landing which serves 3 bedrooms and two bathrooms. There are two large reception rooms eitherside of the hall, one being the lounge and the other is a very large kitchen/dining area. To the rear of the ground floor is a lobby serving a lovely ground floor bedroom with en-suite shower room, a wc, utility room and a large storage area which houses the central heating boiler. Finally outside is a small outbuilding ideal for garden furniture and a small room which could also be used for workshop etc.

A great property in a great location.



## St Emilion

6 Place Bouqueyre, 33330, St Emilion

TEL: 08700 11 51 51 email: [info@frenchestateagents.com](mailto:info@frenchestateagents.com)