



**in the middle of the vineyard countryside wonderful Napoleon III style property on over 4 acres of land.**

No neighbors close by, absolute calm, this property partially restored yet habitable offers a lot. Close to it, three more parcels of land (respectively 7500, 5000 m<sup>2</sup> and 1900 m<sup>2</sup>) one of them actually siding a river, may be acquired as well.

**Town:** Gensac  
**Dept:** Gironde  
**Plot size (m2):** 16545  
**Habitable (m2):** 165  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Agent:** Franck Chaligné

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**€ 349 800**

A pond, plentiful of fruit trees (60 cherrytrees, apple trees, prune trees, pear trees, nuttrees, and more) are among the points that makes the environment there lovely. Absolute silence as well, how refreshing !

The house on the first floor has a large 25 m<sup>2</sup> kitchen, a living room, a storage room, a 30 m<sup>2</sup> mutipurpose room, a shower room, and a toilet.

On the second floor two 25 m<sup>2</sup> bedrooms with a lovely view on the countryside, and a room planned to become a bathroom, on the thrid floor an attic.

Adjoining the house there is a large 120 m<sup>2</sup> barn with the possibility to convert part of it into three more rooms.

The property is located a few minutes away from the small town of Gensac where you will find all anemities. The airport of Bergerac is 30 mn away and Bordeaux one hour away.



**St Emilion**

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