



## 4 Bedroom house with commanding views of the countryside and lots of room for swimming pool

A beautifully renovated house with an unfinished part which you could easily turn into your dream house. The main part of the house has been renovated to very high standards. Situated in lovely countryside with fantastic views and not overlooked.

**Town:** Merignas  
**Dept:** Gironde  
**Plot size (m2):** 4237  
**Habitable (m2):** 300  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Agent:** Helen Charlesworth

*helen@leggett.fr*

**14040LW33.pdf**

**€ 399 000**

The finished part of the house which overlooks the garden consists of;

On the ground floor, a very large kitchen, a living room with fireplace and dining room with doors to the garden, a bedroom or office and a bathroom. On the first floor, you have a landing leading to a shower room, 3 bedrooms, the master bedroom having an open en-suite with bath and wc and sink. The property has mains water but also has its own supply of well water which has had a new pump installed last year.

The unfinished part of the house which is at the front of the property on the ground floor and is accessed via the front door or through the living room, consists of 2/3 rooms, a hallway, garage and wc. This section of the house would make an ideal studio/apartment or rental for bed and breakfast as it has its own entrance without having to go through the main part.

The work on this house is recent and has also been rewired and a new roof on main part of the house. All the shutters of the property were restored last summer.

The garden is well established producing over 15 different fruit and nuts including fig, walnut, peach, blackcurrant, cherry etc.

If you are looking for a family home . . .



## St Emilion

**6 Place Bouqueyre, 33330, St Emilion**

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