



Beautiful 3 bedroomed house near St Emilion with fantastic views and swimming pool.

This property is located only 5 minutes from a village with a pharmacy , butchers, post office and a grocery store. St Emilion is approx 10 mins Castillion La Bataille is approx 10 mins with its large supermarket, libourne approx 30mins and Bordeaux 1hr. Bergerac airport is approx 45mins away.

Superb . . .

When entering this property you arrive into the entrance hall which leads off to the three good sized bedrooms , seperate toilet and bathroom. Then off to the right of the entrance hall you have a good sized living/dining room with fireplace, this then leads into the kitchen area which is fully fitted . There is a utility room off the kitchen and shower room. The kitchen also leads out to a conservatory with magnificent views over the vines perfect for dining on those summer evenings or winter evenings. This is not the only area for dining there are 2 other terraces to enjoy aswell !!

The swimming pool is 7x4m with terrace all around imagine yourself in your pool looking out on those fantastic views!!!!

The garden is large and is laid to lawn with mostly trees and shrubs so easy managable.

This property also has a cellar area great for storage and also a double garage.

The property is being sold fully furnished with curtains , linen, etc everything in the house but not a necessity .

Town: Nr St Emilion
Dept: Gironde
Plot size (m2): 2207
Habitable (m2): 0
Bedrooms: 3
Bathrooms: 1
Agent: Helen Charlesworth

helen@leggett.fr

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€ 267 500



St Emilion

6 Place Bouqueyre, 33330, St Emilion

TEL: 08700 11 51 51 email: info@frenchestateagents.com