



## LARGE STONE PROPERTY SITUATED IN TRANQUIL SETTING WITH VIEWS

This stone property is in a fantastic location with lovely views and no noisy roads. It is liveable but does need some modernisation. If a second property is required, the neighbouring house is also for sale (reference MGD3956).

**Town:** Sainte Radegonde  
**Dept:** Gironde  
**Plot size (m2):** 2200  
**Habitable (m2):** 120  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** Helen Charlesworth

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**7695MG33.pdf**

**€ 243 960**

This house is situated in a very nice setting with lovely views of vineyards and countryside all around. It also has an independant garage/workshop as well as a main garage attached to the house. The house comprises of a large entrance hall with a couple of bedrooms to the right and a large lounge/dining room with fireplace to the left. At the end of the hallway is a bathroom and wc which could do with updating. Through from the lounge is a kitchen, bedroom 3, utility room and store room. The ground floor of this house measures approximately 120m<sup>2</sup> and there is the same space again to create a complete first floor all with good head room. The house needs modifications and updating but is in very good structural order and has a recent roof throughout. The property is currently heated by the fireplace and a wood burner. There is only one neighbouring property next door which is also for sale. A great property in a lovely location with the option to buy the nearby second house too.



## St Emilion

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