



**Modern 3 bedroom house + an independent 2 bedroom apartment with a large garden very well maintained.**

Located in the middle of vineyards, 35min from Bordeaux, walking distance to a kindergarden and 5 min drive to the shopping area, this property is a must.

**Town:** Cardan, Rions  
**Dept:** Gironde  
**Plot size (m2):** 1945  
**Habitable (m2):** 150  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Agent:** Christopher Derrett

*cderrett@leggett.fr*

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**€ 283 550**

Lovely garden at the front, charming porch with a barbecue in the left hand side of the house before getting to the living/dining room heated by a fireplace which shares the heat around the house. An american kitchen separated from the living room by the bar. 2 bedrooms of 9.17m<sup>2</sup> and one of 10.43m<sup>2</sup>. 2 comfortable bathrooms, a little office.

The independent apartment consists of a lounge/dining room of 11.72m<sup>2</sup> a kitchen of 10.52m<sup>2</sup>, 2 bedrooms, a bathroom and a cellar.

Garage for two cars, wine cellar. The 5 point centralised hoover makes life easier!

Fruit trees in the garden: cherry, pear, apple, kiwi, quince.



**St Emilion**

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

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