



## Maison de Maitre with garden and offroad parking in charming village within walking distance of amenities

Large family house set in a pretty village location 7 minutes south of St Emilion. This house has been renovated throughout and has very spacious rooms. Great property in a sought after village with easy access to Bordeaux and Bergerac airports.

**Town:** Libourne  
**Dept:** Gironde  
**Plot size (m2):** 200  
**Habitable (m2):** 250  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Agent:** Christopher Derrett

*cderrett@leggett.fr*

**7622MG33.pdf**

**€ 413 400**

This property is in the heart of the village with a small formal front garden giving access to the entrance hall door. To the rear is a second access with a set of gates leading into a gravel parking area and a double carport. There is also a small lawn and a spacious terrace situated outside the kitchen.

As you enter the front door there is a very grand entrance hall with a staircase at the end. To the left is a large ground floor bedroom currently used as an office. Next to the stairs is a wc. On the right is an enormous through lounge/dining room and an adjoining fitted kitchen and utility room.

On the first floor, the landing serves 3 bedrooms and a bathroom. Both front bedrooms are very spacious and the massive master bedroom has a beautiful en-suite bathroom with large wet room too.

There is a second floor which could also be converted, it already has the staircase, lots of headroom and window openings. Plenty of space for at least 2 bedrooms and a bathroom.

A great low maintenance property in a great location, close to Dordogne river.



## St Emilion

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

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