

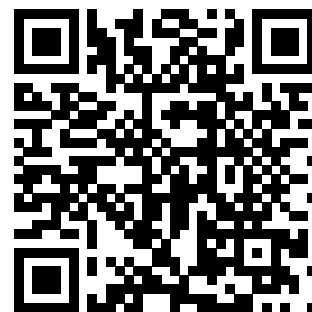


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Beautiful stone/wood house

315 000 € [Fees paid by the seller]



- Reference : AF25614
- Number of rooms : 5
- Number of bedrooms : 3
- Living space : 145 m²
- Land size : 2 504 m²
- Local taxes : 322 €



Located 30 minutes from Saint-Emilion, 50 min from Bergerac and 1 hr west of Bordeaux, this white stone house has character and is in the middle of a vineyard. It is composed of a living-cum-dining room, a spacious kitchen, 3 bedrooms, a bathroom and a pantry, as well as a garage on a fenced-in garden of 2500 m².

The access to the property leads immediately to the garage and the outbuildings.

On the southern side, there is a nice terrace that is perfectly laid out in order for you to relax and to spend friendly moments together.

The entrance to your pied-à-terre is via a beautiful vaulted patio door. It opens onto the kitchen, which is the true heart of this lovely house. Measuring 25 m², it is centred around a big table. Besides being cleverly designed, this room is also the hub of the house.

On the left you enter the living-cum-dining room (50 m²). It is bright and very large, making it ideal for warm family moments near the fireplace.

This level also has a pantry (10 m²) that is just near the kitchen, and a bathroom (7 m²).

A straight staircase leads to the next floor and its three bedrooms (9.5 m², 18 m² & 19 m²).

Outside, the garden is fenced-in. It measures 2500 m² and is planted with trees. It could be altered to your liking: a vegetable garden, horticulture or even a swimming pool.

The roof is tiled.

Joinery is PVC and double-glazed.

Heating is supplied by a gas-fired boiler with an airhole, in addition to the insert in the fireplace (+ heat distribution system).

Drainage is individual and connected to a septic tank.

This lovely house has a certain character and is in the heart of a vineyard. It is the ideal investment for a family looking for a main home, for first-time buyers or anyone recently retired.

Located 30 minutes from Saint-Emilion; 50 minutes from Bergerac; 1 hr west of Bordeaux and its international airport; 1 hr 30 min from the Atlantic Ocean.

ENERGY CONSUMPTION : **C (158)**

GREENHOUSE GAS : **C (13)**