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## Charming residence with swimming pool

Gironde , Nouvelle Aquitaine



**€970,000**

inc. of agency fees

6 Beds      410 sqm      0.7 ha

Just 15 minutes from Saint-Émilion, this spacious stone house offers approximately 400sqm of living space on nearly 7,000sqm of landscaped land, complete...

### At a Glance

**Reference** MFH-EAB2023EABX

**Bed** 6

**Land** 0.7 ha

**Near to** Bordeaux

**Pool** Yes

**Price** €970,000

**Hab.Space** 410 sqm

**Land Tax** N/A

### Property Description

Just 15 minutes from Saint-Émilion, this spacious stone house offers approximately 400sqm of living space on nearly 7,000sqm of landscaped land, complete with a swimming pool and tennis court. Combining old-world charm and high-quality renovations, this property is ideal for an existing BetB business or for family living in the heart of the Gironde countryside.

The house is composed of two distinct spaces: a private area and a reception area. The private area opens

onto an entrance hall that leads to a welcoming living room with exposed beams, a family kitchen, three bright bedrooms, and two renovated bathrooms. On the business side, two guest rooms with high-quality amenities are already in operation, and a third is ready to be converted. A reception and billiard room dedicated to breakfast and a separate entrance ensure comfort and privacy for all occupants.

Outside, the property offers a remarkable natural setting. The well-maintained, wooded park invites you to relax, while the swimming pool and tennis court provide privileged moments of relaxation. The property benefits from a beautiful exposure, in a quiet environment with no overlooked vis-à-vis. Local shops, schools, and Saint-Émilion's tourist attractions are within walking distance, reinforcing the attractiveness of the location.

This rare property seduces with its authenticity, its welcoming potential, and its privileged environment. The character of the old: period tiles, exposed stone, and beams, has been preserved while benefiting from a careful renovation with modern materials.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established using 2022 energy prices: 3,070 and 4,190 euros.

Sindy Jaud (EI) : / RSAC Number:

### Summary

Property type:	House
Bedrooms:	6
Price	€970,000

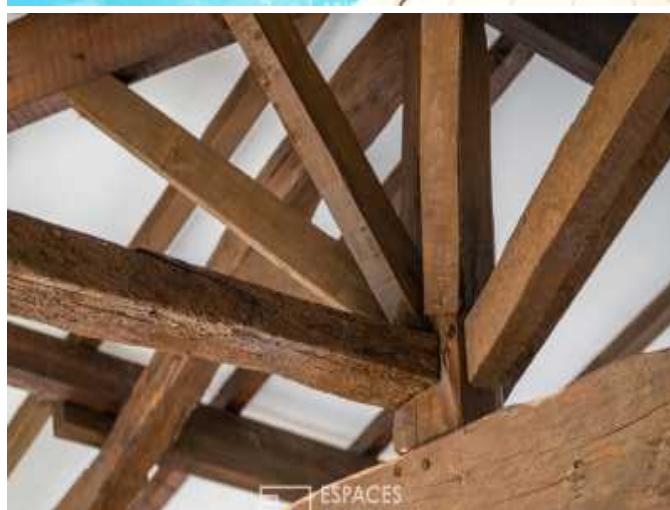
### Key Information

Internal Area:	410 sqm
Land Area:	0.7 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Nouvelle Aquitaine



## Gallery









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**C. BAUER – Sunday Times**

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