



STUNNING MANSION WITH TERRACE, SECRET  
GARDENS, STABLE AND LOTS OF CHARACTER IN  
A GREAT LOCATION

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PROPERTY FACT FILE	
REFERENCE	A41540DAL34
PRICE	€ 520,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	2
ACCOMMODATION	391 m <sup>2</sup>
LAND	427 m <sup>2</sup>
TOWN	Saint-Geniès-de-Fontedit
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Garage, Private parking, Well

\*Price based on current exchange rate which is subject to change



- 7 Bedooms with option to increase to 9
- Large outbuilding offer business opportunity
- Original character throughout
- Private gardens
- Garage

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Located in the heart of this charming village, this exceptional winegrower's house is full of character and charm. Arranged over three floors, it offers several reception rooms, a dining room, kitchen, and utility room. There are seven bedrooms, with the possibility of adding more, along with two bathrooms and separate WCs. Outside,

## DESCRIPTION

Located in the heart of the charming village of Saint-Geniès-de-Fontedit, surrounded by picturesque vineyards, this impressive property offers a peaceful lifestyle with all daily amenities close by. Ideally positioned, the village provides excellent access to neighbouring towns and the wider region.

This elegant and character-filled mansion boasts over 350m<sup>2</sup> of living space arranged across three spacious floors. The main living accommodation begins on the first floor, where you are welcomed by a magnificent Italian-inspired entrance hall. From here, two bright reception rooms offer generous spaces for relaxation and entertaining. A further room provides an ideal home office, while the dining room with its raised feature fireplace leads seamlessly through to a modern, fully equipped kitchen, along with a utility room and WC. The property also benefits from convenient dual access, with an entrance at the rear.

A stunning original staircase rises to the second floor, where you will find five generous bedrooms, two of which include dressing rooms. A large, light-filled bathroom with bath, shower and twin sinks serves this level, along with a separate WC.

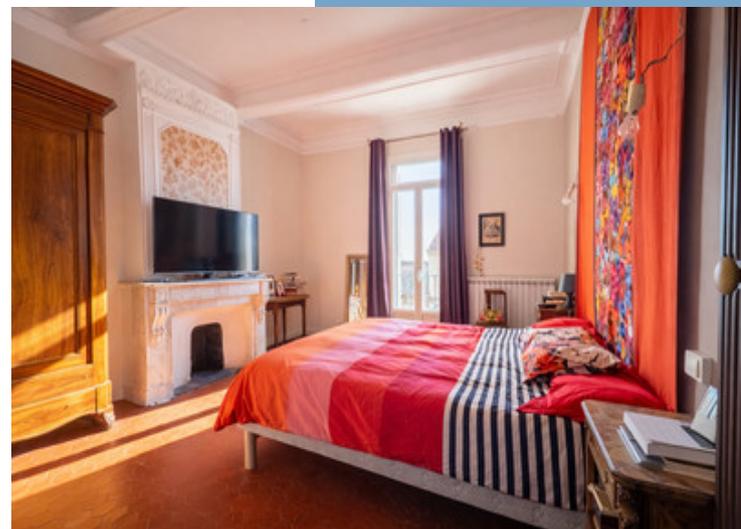
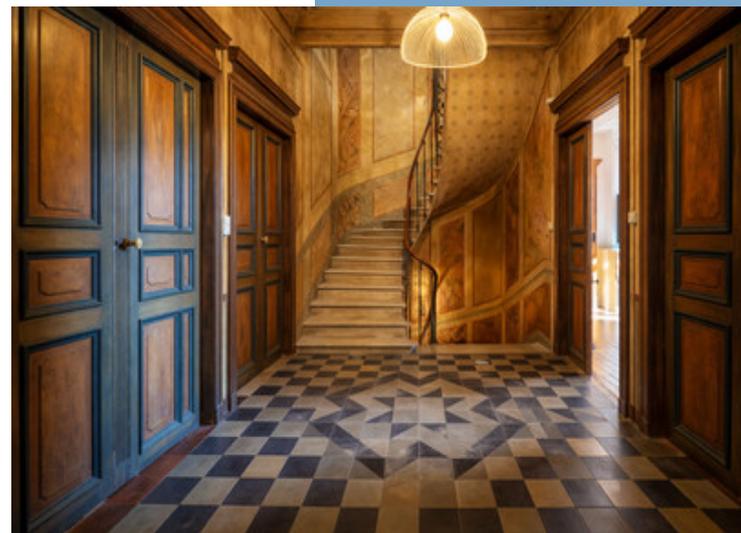
The third floor has been recently renovated, offering even more potential. Here there are two additional bedrooms, a large bathroom, separate WC, and two further rooms offering scope for additional living space, studio, or storage.

On the first floor, a spacious southwest-facing terrace provides the perfect spot for dining,...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41540DAL34>

COMPLETE FILE AND PHOTO ON REQUEST

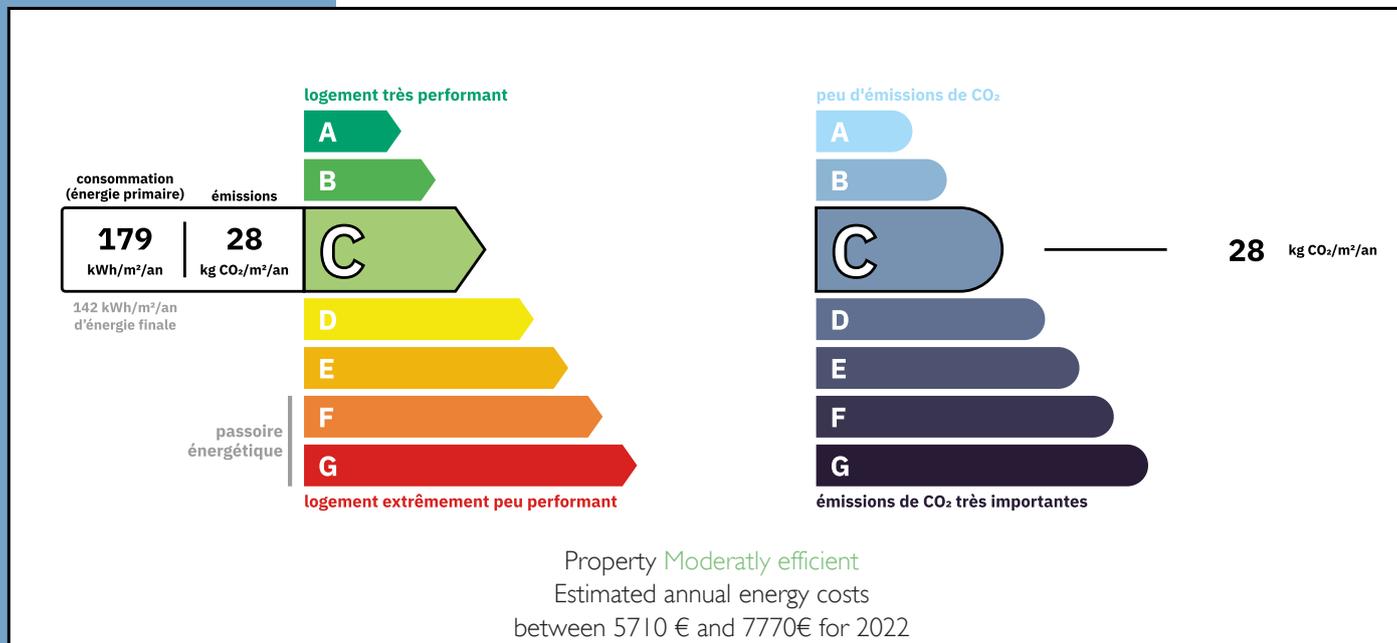


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf :A41540DAL34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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