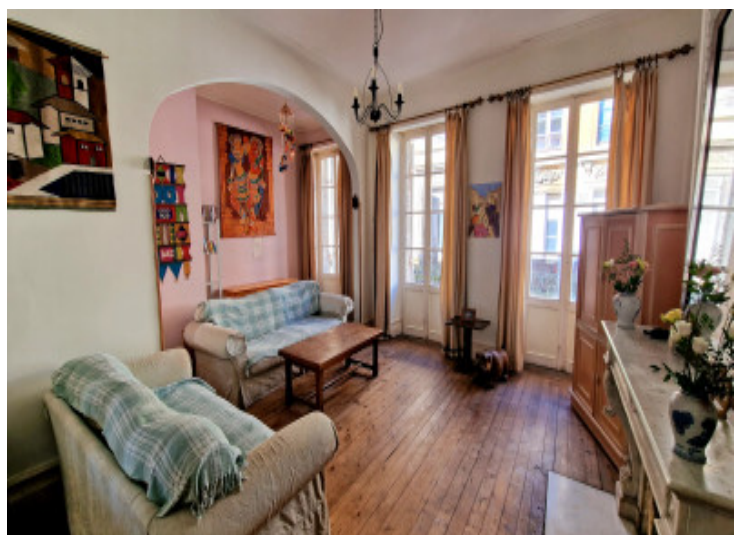
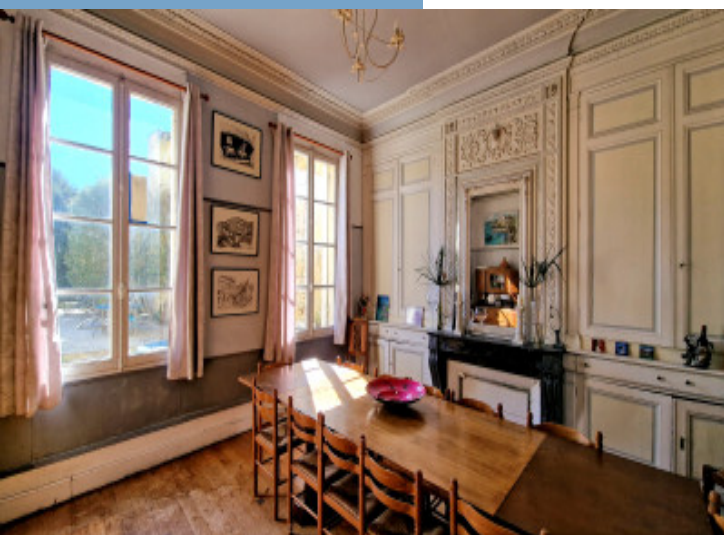




ELEGANT CHARACTER PROPERTY WITH POOL,
GÎTE, GARAGE AND HOSPITALITY POTENTIAL –
NEAR SAINT-ÉMILION

ELEGANT CHARACTER
PROPERTY WITH POOL,
GÎTE, GARAGE AND
HOSPITALITY POTENTIAL –
NEAR SAINT-ÉMILIO...



PROPERTY FACT FILE

REFERENCE	A44049SAG33
PRICE	€ 975,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	500 m ²
LAND	670 m ²
TOWN	Castillon-la-Bataille
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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

- 6 en-suite bedrooms + owner's suite
- Separate gîte with multiple uses
- 6 x 12 m swimming pool
- Near Saint-Émilion vineyards
- Character property with business potential

ELEGANT CHARACTER
PROPERTY WITH POOL,
GÎTE, GARAGE AND
HOSPITALITY POTENTIAL
– NEAR SAINT-ÉMILIO...

Ref : A44049SAG33

Just 15 minutes from Saint-Émilion and under an hour from Bordeaux, this elegant character property offers a rare combination of charm, generous volumes and lifestyle potential. Set over three floors plus attic, the property comprises 6 en-suite bedrooms and a private owner's suite, along with spacious reception areas and a separate gîte

DESCRIPTION

Located in the heart of Castillon-la-Bataille, a lively riverside town with shops, restaurants and a train station, with its characterful façade, this property reveals generous living spaces and a warm, welcoming atmosphere, perfectly suited to both hospitality and family living.

The main house is arranged over three floors and offers 6 en-suite double bedrooms, all generously sized (19.5 m², 21 m², 28 m², 29 m², 33 m² and 36 m²), along with a private owner's suite on the first floor (bedroom 29.5 m² & lounge 33 m²), ensuring a clear and comfortable separation between personal and guest areas. Each bedroom benefits from its own bathroom or shower room, providing comfort and privacy for guests.

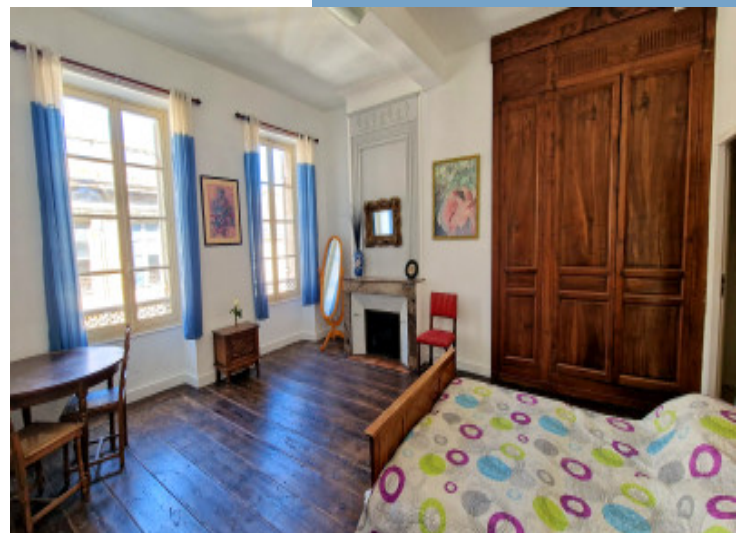
The ground floor features spacious and inviting reception rooms, including a 28 m² kitchen, a 24.5 m² dining room, a 30 m² living room, and a 25 m² library, creating an ideal setting for entertaining guests or enjoying everyday living. Upstairs, the bedrooms continue to offer excellent proportions and flexibility, making the property perfectly suited to a chambres d'hôtes or boutique hospitality project.

The independent gîte adds further versatility, with a large 51 m² living space, kitchen and three en-suite double bedrooms, each measuring between 15 m² and 23 m². Currently used for painting groups and creative workshops, it could easily be adapted into a yoga or pilates studio, a wellness retreat space, or independent rental accommodation, offering multiple in...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44049SAG33>

COMPLETE FILE AND PHOTO ON REQUEST

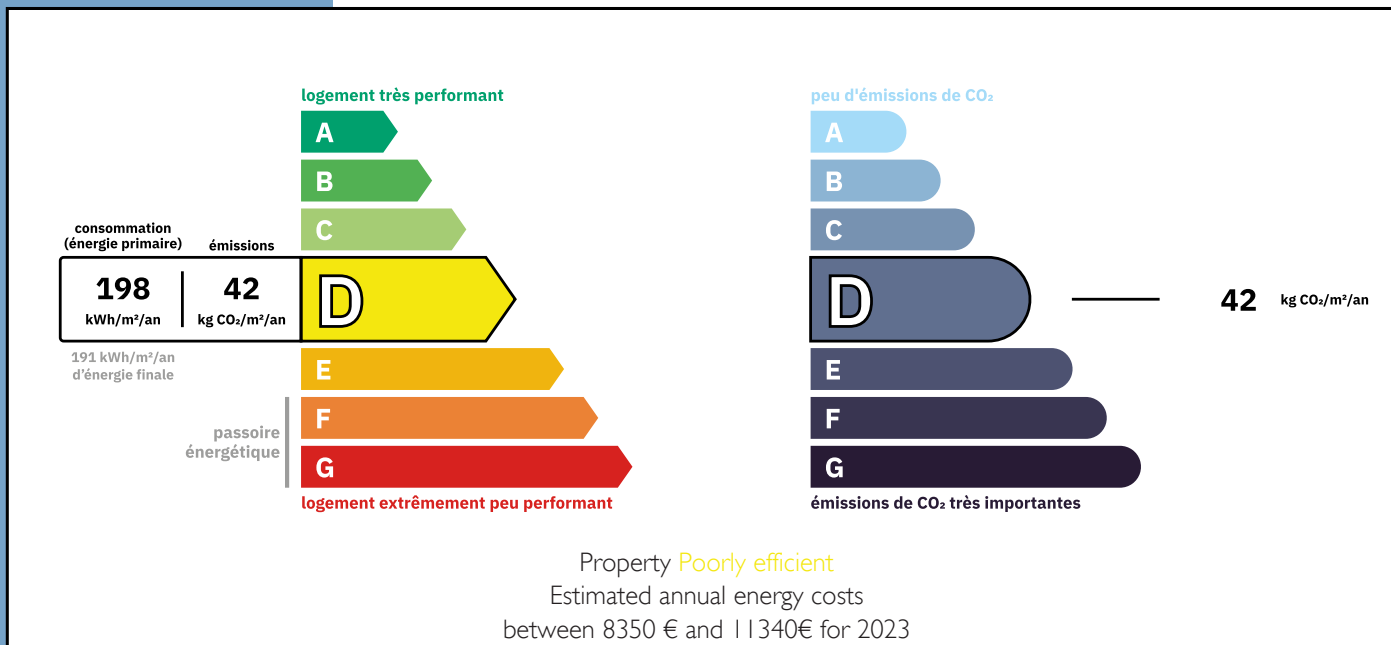


ELEGANT CHARACTER
PROPERTY WITH POOL, GÎTE,
GARAGE AND HOSPITALITY
POTENTIAL – NEAR
SAINT-ÉMILIO...

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

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44049SAG33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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