



## Country house set among vineyards just 45 minutes from Bordeaux,

33330, Saint-Émilion, Gironde, Nouvelle-Aquitaine

\* Available \* 6 Beds \* 6 Baths

Country house set among vineyards just 45 minutes from Bordeaux

# €795,000

Ref: BVI67892

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

This beautiful property offers the best of all worlds given its picturesque setting, convenient access to Saint Emilion, Libourne and Bordeaux and its revenue potential.

The stone house with pool, at the edge of a village and set among the beautiful local vineyards, could be a lovely family home or a business investment - a bed and breakfast business, a venue for viticulture-related tours or business meetings, a rental property for tourists visiting Saint Emilion and its many vineyards.

The living spaces are mainly on the ground floor with kitchen, dining room and lounge.

An old bread oven is a carefully retained and charming trace of the past of this beautiful building which used to be the village bakery. This bread oven now offers a great space for a wine cellar.

Another bread oven is visible from the dining room where the doors have been preserved and now form a central ornament giving this room its character.

Upstairs, you will find six double bedrooms, all ensuite and equipped with hotel quality beds and bedding for comfort.

The first floor also includes a 50m<sup>2</sup> panoramic room with magnificent views over the garden and surrounding vines. This room is currently used as a fully equipped meeting room with lounge area. It can equally be converted into a living area or games room to complete a beautiful family home.

Adjacent to the main building is a very attractive reception room with multiple potential uses, as well as a veranda with access to the rear of the property.

The landscaped garden is fully enclosed and has a second outbuilding and swimming pool, a perfect addition to enhance the stay of your clients or family and friends.

In the heart of a pleasant tourist area, on the edge of the village and only 45 minutes from Bordeaux and 10 minutes from Libourne or Saint-Emilion, come and discover this magnificent property with many facets!



## Gallery

