

Beautiful 6 bed property with gite & pool. Stunning setting surrounded by vineyards. 5kms from Libourne



INFORMATION

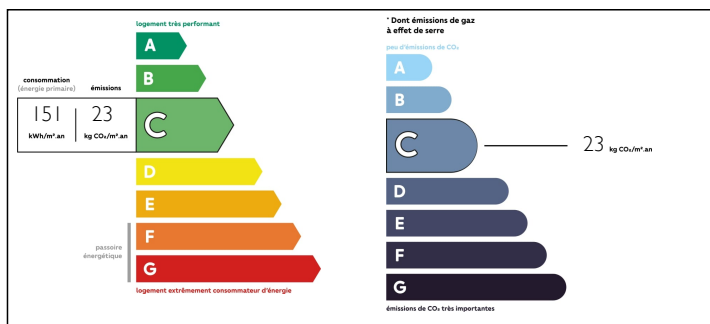
Town:	Fronsac
Department:	Gironde
Bed:	6
Bath:	3
Floor:	210 m2
Plot Size:	1452 m2

IN BRIEF

Idyllic spot, amazing vineyard views - a lovely stone property, recently renovated, with lounge, dining room, kitchen, 4 bedrooms, 2 bathrooms, plus 2 bed gite / guest house. Great income potential. Pool, terraces, large parking area. 5 minutes from Libourne, 15 minutes from St Emilion



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

Views to die for! This is a lovely and very well renovated main house with gite, in a stunning setting, overlooking the Fronsac vineyards and the local village church. In a quiet setting but within walking distance of the village with boulangerie, school etc, the property comprises:

Main house – around 130m2. Lovely cosy lounge with fireplace and exposed stone walls, dining room with stairs leading to the upstairs, fitted kitchen with wood burner, large ground floor bedroom with shower area & doors leading to private decking area, utility room with wc. Upstairs are 3 good sized bedrooms, one with mezzanine area, and a family shower room with double sink and wc. Private terrace

Gite / guest house – around 80m2. Beautifully presented with open plan living / dining room and fully fitted kitchen, and French windows leading to a lovely private terrace area to soak up those views. Downstairs double bedroom, shower room, separate wc. Stairs to very large bedroom. Attached storage room around 17m2 could be converted into another bedroom.

The whole property has been renovated with care and is in excellent condition. Gas central heating in the main house as well as solar panels (revenue from EDF), electric heaters in the gite. The gite can be up and running immediately to earn an income.

The land measures around 1452m2 including a driveway leading to the property, large parking area and a lovely pool 10x5m with terrace and bbq area.

Only about 5 minutes to Libourne, 15...