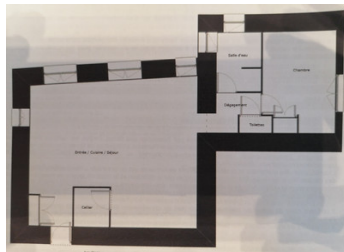


## UNDER OFFER Saint Emilion medieval centre - large & bright renovated 1 bed apartment 64m on 1st floor



### INFORMATION

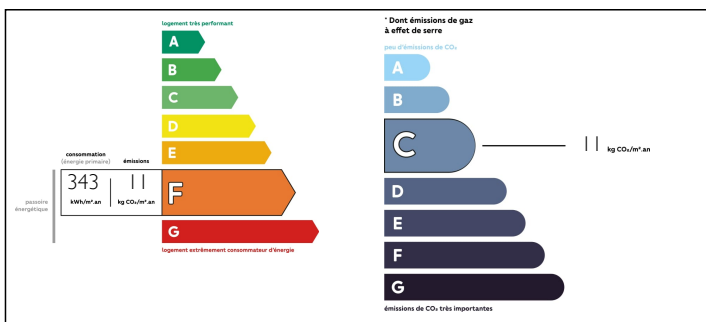
Town:	Saint-Émilion
Department:	Gironde
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	0 m2



### IN BRIEF

UNDER OFFER Ideal investment opportunity, or 'pied à terre'. Exceptionally situated in the heart of the medieval town of Saint-Émilion, a UNESCO World Heritage Site, this fabulous spacious and light apartment offers a huge 45m<sup>2</sup> open plan kitchen (fully fitted)/dining/living room, a double bedroom with fitted wardrobe, shower room, WC and utility. In a beautiful stone building with only 5 other lots, step out directly onto the market square surrounded by cafes, restaurants and wine shops. Saint-Émilion also has a supermarket, post office, banks, Drs, newsagent, and the SNCF train station is 10 minutes on foot. A perfect base for those getaway breaks or long term rental opportunity;

### 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.



## DESCRIPTION

This superb apartment is on the first floor, served by a large communal entrance hall from the market square and a central staircase.

Once inside the apartment:

- \*Entrance with coat/shoe cupboards
- \*Open plan fully fitted kitchen with breakfast bar
- \*Living/dining room (45m<sup>2</sup>) very bright
- \*Double bedroom (12.25m<sup>2</sup>) with fitted wardrobe/cupboard
- \*Shower room (5.16m<sup>2</sup>) sink and vanity unit, large shower
- \*Seperate WC
- \*Utility (off the kitchen) water heater and plumbing for washing machine

Mains drainage  
Electric radiators

Residents parking permit available at a very reasonable price from the Mairie.

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

## LOCAL TAXES

Taxe foncière: **638 EUR**

## NOTES