



## Palacete con Casa de Invitados y Piscina - 33350 Pujols



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 932,923.03

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Pujols
Irányítószám:	33350
Feladta:	2024. 06. 26.

#### Leírás:

In the center of a sought-after village near Saint Emilion, you will find this charming property which is composed of three main buildings which surround a large central courtyard offering a garden, terraces and a swimming pool. The village has a shop, restaurant, weekly market, school, park and post office - all within walking distance.

The buildings comprise a main house, an annex with two bedrooms and shower room, a separate gite and a huge summer kitchen/playroom with a covered terrace.

The main house with a living area of approximately 280 m<sup>2</sup> is very elegant and offers:

An entrance hall (24m<sup>2</sup>) with stone staircase and Gironde tiles -

Separate WC -

Underground wine cellar (30 m<sup>2</sup>) -

Dining room (35 m<sup>2</sup>) with wooden parquet floors, a beautiful stone fireplace and two large windows -

Very spacious fully equipped kitchen (75 m<sup>2</sup>) also with Gironde tiles -

Cellar 10 m<sup>2</sup> -

Living room with a beautiful stone fireplace and French windows overlooking the garden (38m<sup>2</sup>) -

Downstairs Bedroom / office (20 m<sup>2</sup>) also with a French window and an adjoining shower room -

Upstairs:

A large landing of approximately 17 m<sup>2</sup> with a large window on the facade and French windows which gives access to a large first floor terrace of approximately 23 m<sup>2</sup> with a view onto the garden and the swimming pool -

A Bedroom 30 m<sup>2</sup> with a stone fireplace and a bathroom of 5 m<sup>2</sup> with bath, WC, washbasin, towel dryer and skylight -



A Bedroom 27 m<sup>2</sup> with a stone fireplace and a adjoining bathroom with a surface area of 4 m<sup>2</sup> which has a bath, a toilet, a basin, an electric towel dryer and a large mirror -

The landing also provides access to an attic which can be converted and covers the entire surface of the main house.

In the garden you will find the second building with two first floor bedrooms (30 m<sup>2</sup> and 18 m<sup>2</sup>). They share a bathroom with washbasin and Italian shower and each has it's own WC. On the other side of the garden we find the 'summer house' with a summer dining room, a summer lounge with relaxation area, games room and a kitchen with a worktop and a sink. This very large space offers a total of 138 m<sup>2</sup>.

The garden gives access to the third building which is a gite composed of a living room / kitchen (42 m<sup>2</sup>) where there is a wooden staircase leading to the first floor where there are two bedrooms (22 m<sup>2</sup> and 10 m<sup>2</sup>) and a bathroom of 5 m<sup>2</sup>. The rooms have a view of the small courtyard and in particular of a beautiful magnolia.

The 4m x 7.5m swimming pool is heated, completely private and not overlooked.

This property is absolutely ideal for a multitude of tourist projects including Bed and Breakfast, A large house offerig a Gite, or simply a large family home but with space to run your business from should you wish to also recieve clients.

An absolutely superb property. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Gyakori

Hálósobák:	7
Fürdőszobák:	5
Kész négyzetméter:	415 nm
Telekméret:	932 nm

## Room details

Total rooms:	16
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	311
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## Building details

Number of Garages:	1
Outdoor Amenities:	Pool
Emeletek száma:	2

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/GKAD-T68073/?utm\\_cam](http://www.arkadia.com/GKAD-T68073/?utm_cam)



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