



16, Avenue de la Marne - 65000 TARBES  
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660  
**abafim.de**  
Kontakt auch per E-Mail unter [contact@abafim.com](mailto:contact@abafim.com)

## Beautiful stone/wood house

**315 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF25614
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 145 m<sup>2</sup>
- Grundstücksfläche : 2 504 m<sup>2</sup>
- Grundsteuer : 322 €



Located 30 minutes from Saint-Emilion, 50 min from Bergerac and 1 hr west of Bordeaux, this white stone house has character and is in the middle of a vineyard. It is composed of a living-cum-dining room, a spacious kitchen, 3 bedrooms, a bathroom and a pantry, as well as a garage on a fenced-in garden of 2500 m<sup>2</sup>.

The access to the property leads immediately to the garage and the outbuildings.

On the southern side, there is a nice terrace that is perfectly laid out in order for you to relax and to spend friendly moments together.

The entrance to your pied-à-terre is via a beautiful vaulted patio door. It opens onto the kitchen, which is the true heart of this lovely house. Measuring 25 m<sup>2</sup>, it is centred around a big table. Besides being cleverly designed, this room is also the hub of the house.

On the left you enter the living-cum-dining room (50 m<sup>2</sup>). It is bright and very large, making it ideal for warm family moments near the fireplace.

This level also has a pantry (10 m<sup>2</sup>) that is just near the kitchen, and a bathroom (7 m<sup>2</sup>).

A straight staircase leads to the next floor and its three bedrooms (9.5 m<sup>2</sup>, 18 m<sup>2</sup> & 19 m<sup>2</sup>).

Outside, the garden is fenced-in. It measures 2500 m<sup>2</sup> and is planted with trees. It could be altered to your liking: a vegetable garden, horticulture or even a swimming pool.

The roof is tiled.

Joinery is PVC and double-glazed.

Heating is supplied by a gas-fired boiler with an airhole, in addition to the insert in the fireplace (+ heat distribution system).

Drainage is individual and connected to a septic tank.

This lovely house has a certain character and is in the heart of a vineyard. It is the ideal investment for a family looking for a main home, for first-time buyers or anyone recently retired.

Located 30 minutes from Saint-Emilion; 50 minutes from Bergerac; 1 hr west of Bordeaux and its international airport; 1 hr 30 min from the Atlantic Ocean.

**ENERGIEVERBRAUCH : C (158)**

**TREIBHAUSGAS : C (13)**