COLDWELL BANKER
EUROPA REALTY

Apartment Romagne 420 m²



SALE PRICE : 797 000 €

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13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, your real estate agency in Bordeaux, is delighted to present this remarkable stone property in the heart of the Entre-deux-Mers region, just 15 minutes from Saint-Émilion. This elegant family home beautifully combines period charm, the comfort of a recent renovation and the relaxed lifestyle of a traditional village setting.

Offering approximately 420 sqm of living space on grounds of over 1,600 sqm, this family home enjoys a peaceful yet convenient setting and features a particularly rare configuration with two independent residences.

Fully renovated less than five years ago and now completely turnkey, the main house immediately impresses with the authenticity of its materials and its generous proportions. Exposed stone throughout, beautiful openings and subtly preserved changes in floor level give the property a distinctive character.

On the ground floor, a superb stone arch creates a natural transition between the semi-open-plan kitchen and the reception areas. Elegant, functional and centred around a large island, the kitchen has been designed as a welcoming space for everyday living and entertaining. It opens onto a spacious and inviting living room, while a second, more intimate lounge provides the perfect setting in which to relax. A large utility room completes this level.

Upstairs, the sleeping accommodation comprises four bedrooms, including a generous principal suite. The three additional bedrooms share a spacious family bathroom and benefit from ample storage.

Adjoining the main house while enjoying its own private entrance, the guest house is one of the property's key features. Fully independent and also completely renovated, it offers three bedrooms, each with its own private shower room, as well as a kitchen and living room.

This second residence offers a wealth of possibilities: welcoming family and friends in complete comfort and privacy, creating two fully independent living spaces, or developing a future holiday rental or bed-and-breakfast business.

Outside, the property continues to impress with a superb private garden, completely sheltered from view. A beautiful terrace, naturally shaded by wisteria, provides an idyllic setting during the warmer months, while a large heated swimming pool and fully equipped summer kitchen create the perfect space for entertaining and enjoying the relaxed lifestyle of the Entre-deux-Mers.

A large garage with space for three vehicles, additional parking and a wine cellar complete the property.

An ideal address for a family seeking space, nature and authenticity, with the added opportunity to develop an attractive bed-and-breakfast project.

Energy Performance Certificate (DPE): 219 kWhEP/sqm/year – Rating D
Greenhouse Gas Emissions (GES): 6 kg CO_2/sqm/year – Rating B
Estimated annual energy costs: €6,450 to €8,860

Information on the risks to which this property is exposed is available on the Géorisques website.

Price: €797,000, including agency fees
Agency fees payable by the seller.

For further information, please contact Marie KHATCHIKIAN
Independent Sales Agent
RSAC No. 831 139 571
Professional Liability Insurance: AV042822

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FEATURES

Property type:	Apartment	Area:	420.0 m²	Property tax:	€1.00
Number of rooms:	11 rooms	Number of bedrooms:	7 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 219

Greenhouse gas emissions (GHG) index: B 6

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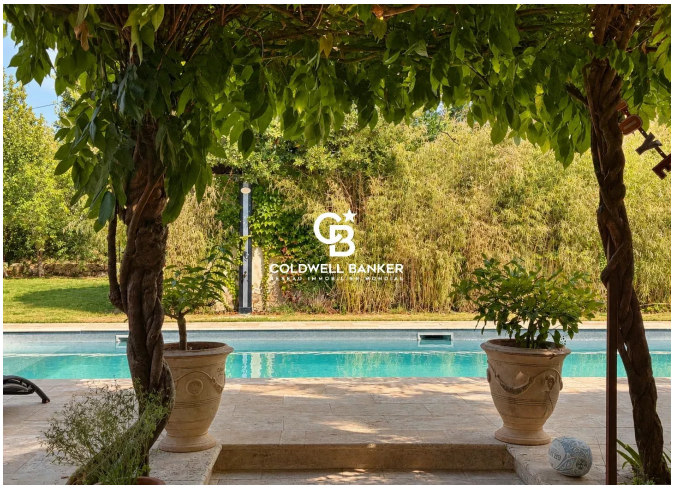
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