

Superb Chartreuse with outbuildings on 15 acres of land in peaceful hamlet near St Emilion.



## INFORMATION

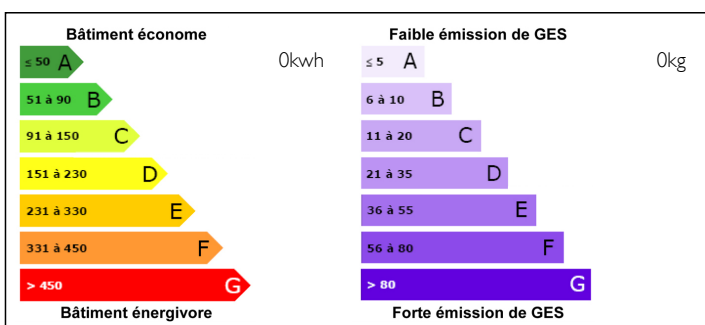
Town:	Gours
Department:	Gironde
Bed:	5
Bath:	2
Floor:	232 m2
Plot Size:	61229 m2

## IN BRIEF

This Chartreuse,, built in the 19th century, is composed of an elegant dwelling and 3 outbuildings arranged around a courtyard. The living space comprises a large tiled kitchen, 5 bedrooms, a bathroom with shower and an impressive 92m2 sitting room with fireplace and Canadian wood-burner. The sitting room opens onto a large concrete terrace, overlooking the outbuildings, consisting of 3 barns, a pigeonier, 1 massive cellar and a wine cave. The roofs have been partly redone and the 2 wood-burners heat up the whole habitable space. A door from the kitchen leads out to the garden and reaches far in the land, consisting of 15 acres of woodland and fields. Set in a beautiful environment and suitable for many projects, from a large family home to a business project (tourism, farming etc...). A short drive to the first shops and 20kms from St Emilion, 55kms from Bordeaux.

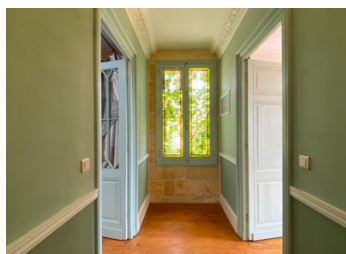


## ENERGY - DPE



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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

Entrance hall covered with 19th C. cement tiles: 9,60m<sup>2</sup>

New kitchen with fireplace and woodburner: 34m<sup>2</sup>

Shower room /laundry to renovate : 5m<sup>2</sup>

Sitting room with fireplace and canadian woodburner: 92m<sup>2</sup>

Bedroom 1 with fireplace: 25m<sup>2</sup> (wooden floor)

New bathroom with shower, bath tub, sink and WC: 15m<sup>2</sup>

Bedroom 2 (blue): 12,40m<sup>2</sup>

Bedroom 3 (green): 25m<sup>2</sup>

Bedroom 4 (pale blue- sky window): 13m<sup>2</sup>

Bedroom 5: (stone walls) 12m<sup>2</sup>

Terrace: 36m<sup>2</sup>

Barn 1 accessed via the kitchen: 42m<sup>2</sup>+25m<sup>2</sup> mezzanine

Garage: 25m<sup>2</sup>

Pigsty and chicken house

Pigeonnier

Barn 2 turned into a Game's room: 38m<sup>2</sup>

with Stables: 40m<sup>2</sup>

Above the stables and the game's room: 80m<sup>2</sup> of convertible attic space

Barn 3: 73m<sup>2</sup>+41m<sup>2</sup>, with chai : 38m<sup>2</sup> = 152m<sup>2</sup>

Large cellar underneath the maison bourgeoise: 192m<sup>2</sup> with wine cellar

Land:

6 hectares (15 acres) of woodland (oak, chestnut) and fields

3 small plots opposite the house.

Technical details:

Single-glazing on the South side, double-glazing on the North side

New insulated roof on the main house, new roofs on the outbuildings

Heating system: 2 wood-burners

Electrics and plumbing done in 2008/2009

Solar panels for hot water

Septic tank built in 2005