

Stunning, art deco style town house with independent gite, garden and heated swimming pool.

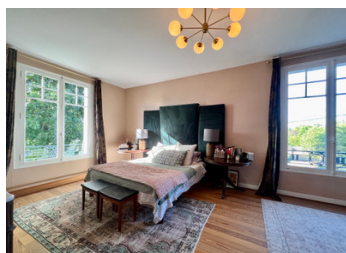


INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	5
Bath:	2
Floor:	280 m2
Plot Size:	1612 m2

IN BRIEF

A beautiful, well appointed family home which sits on the edge of a bustling bastide town just a stone's throw from the River Dordogne. The main house offers 3 double bedrooms and 3 reception rooms as well as a well renovated and fully independent 2 bedroom annex that is perfect for holiday rental, visiting guests, or independent living for extended family. The house is light and airy with high ceilings throughout, there is beautiful oak flooring, lots of character and it is beautifully renovated to a very high standard. There is a new heated swimming pool at the end of the mature and pretty garden. Just a few minutes from the house is the lively town which has one of the best markets in France, held throughout the year on a Saturday. There is also a train station with fast links to Bordeaux. Bergerac and Bordeaux airports are...

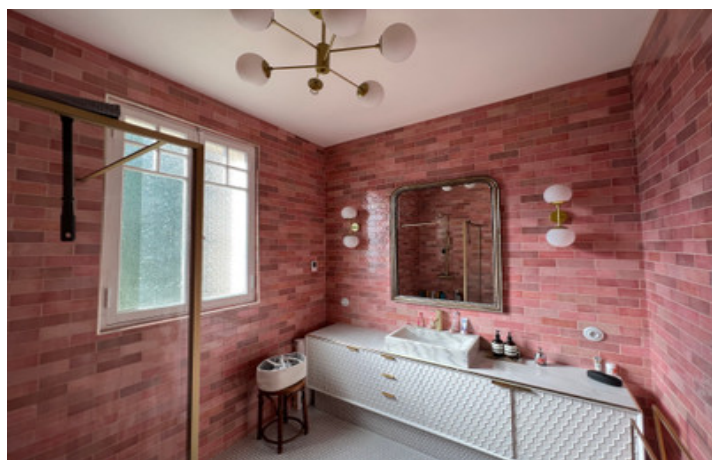


ENERGY - DPE



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DESCRIPTION

Entrance to this stunning house via beautiful stone steps leading to:

Large Entrance Hall: Approx 10 x 3

To the right of the hall:

Study/Reception room: Approx 3.5 x 4 with Beautiful fireplace, shelving and stunning arch window to front with electric shutters

To the left of the hall there are 2 further reception rooms/Salons:

Reception room measures 4 x 4 with stunning arch windows and double glass doors leading to:

Reception room measuring approx 4 x 7 with double aspect one to side and one to rear with garden views.

To the bottom right of the hallway:

Kitchen measures 2.5 x 4.5 x 1.5 (L shaped) fully fitted kitchen with integrated fridge/freezer built in ovens and hob. There is a large window facing the garden.

End of the hallway:

Sunroom: approx 1 x 4 light and airy sunroom with door leading to the rear of the garden.

WC: Approx 2.7 x 1 with WC and washbasin

Storage cupboard

Beautiful wooden staircase leading to the first floor which comprises :

Landing: Approx 3.9 x 2.5 with large built in cupboards for storage.

Master Bedroom: Approx 4 7.5 x 5 with windows to front and side.

Bedroom 2: Approx 4.5 x 4.5 with window to rear.

Bedroom 3: Approx 3.8 x 3.6 with fireplace and window with shutters to the front.

Bathroom: Approx 2.5 x 2.8 Stunning shower room with washbasin.

WC: 3.9 x 1 with WC and washbasin.

Gite

Entrance to:

Kitchen: Approx 5.7 x 5 Fully fitted cream kitchen with gas hob, tiled floor 2 windows which face the...

NOTES