

Stunning property, Main House, Separate Gite, various outbuildings, in-ground pool and far reaching views.

EXCLUSIVE



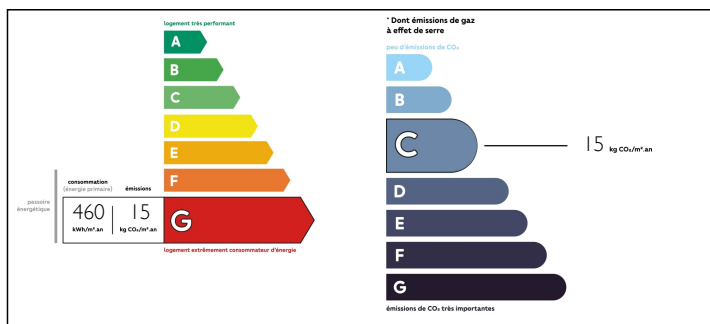
INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	8409 m2

IN BRIEF

The ensemble of this stone hamlet property is breathtaking. The Main house is large and inviting and the decor is tasteful and stylish. There are two floors, 4 bedrooms, two living rooms & 3 bathrooms lending itself to a large family home, or as the present owners do, they rent the top floor out as chambres d'hotes. There is an independent two bedroom gite next door, so this could easily add the extra accommodation for a larger gathering. Outside is a beautiful outdoor kitchen, in-ground swimming pool and guest laundry facilities with w.c. The grounds are absolutely immaculate, with attractive raised beds of various sizes. A hen coop and goat pen add to the menagerie. The nearby village which is less than a 5 minute walk has a bakery and bar. A stunning swimming lake is nearby where you will find a...

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

In greater detail:

The Gite is being sold completely furnished and there are already numerous bookings in place for summer 2023.

Main House - Oil fired central heating

Downstairs

Kitchen/dining - 43,70 m2 Gas range and electric oven

Utility Room with wc - 5,09m2

Living room with brand new pellet burner - 26,65m2

Master Bedroom - 23,13m2

Ensuite shower room - 3,5m2

Upstairs - with separate entrance to the outside space

Living Room - 28,75m2

Landing - 12,75 m2

Bedroom 1 - 16,40m2 with ensuite bathroom

Bedroom 2 - 17,45m2

Bedroom 3 - 19,65m2

Shower/Toilet Room - 4,85m2

Storage - 6.65m2

Gite - Brand new roof

Downstairs

Kitchen/diner/living area - 37m2 wood burning stove

Elsewhere electric radiators

Upstairs

Double Bedroom - 15m2

Twin Bedded Room - 11,40m2

Landing - 2,6m2

Shower/toilet room - 5.45m2

Large wooden terrace outside main house - 19,m2

Covered terrace and outdoor kitchen next to 10x5 inground swimming pool

Several outbuildings, a barn/garage and plenty of land with far reaching views complete this very grand and stunning complex. A MUST VIEW!