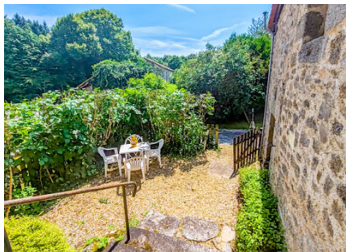


UNDER OFFER Gorgeous little cottage with 2bedrooms, a garden and barn just a few min from the lakes!

EXCLUSIVE



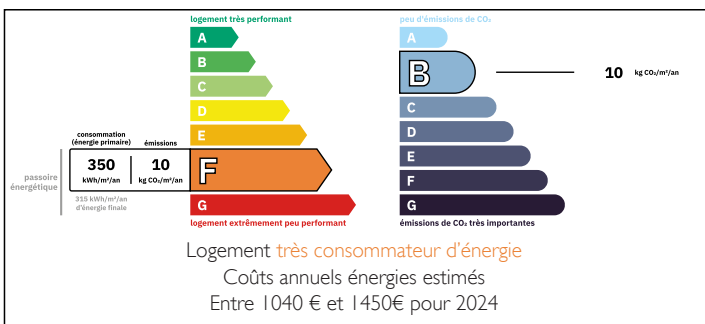
## INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	64 m2
Plot Size:	549 m2

## IN BRIEF

This lovely french style cottage is ideal as a holiday home or a main residence! The property offers an open space kitchen/living area, a bathroom, two bedrooms and many outbuildings including a barn on the other side of the driveway. The property is ideally situated just a few minutes away from the lakes in Saint Estephe and the lovely lively market town of Piegut-Pluviers!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

The property consist of :

Ground floor :

- Living room / kitchen 40m<sup>2</sup> with a fire place & small log burning stove
- Bathroom with separate WC

1st floor :

- Bedroom 13m<sup>2</sup>
- Bedroom 8m<sup>2</sup>

Cellar 24m<sup>2</sup>

Outbuilding 5m<sup>2</sup>

Barn 66m<sup>2</sup>

The garden with the barn and a well are just the other side of a quiet lane.

Conforming septic tank  
single glazed windows

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **334 EUR**

Taxe habitation: **224 EUR**

## NOTES