

A 2/3 bedroom beautiful stone family home with original features and a Gite with 2 bedrooms.

EXCLUSIVE



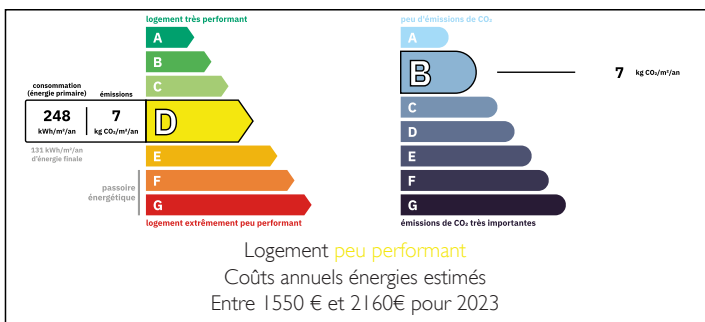
INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	2395 m2

IN BRIEF

A beautifully renovated stone house with 2/3 bedrooms in the main house. Elegant, modern kitchen, cozy lounge with feature fire place. A detached gite with 2 bedrooms, kitchen/lounge/diner. Set in a quiet hamlet close to the beautiful lake of Saint Estephe. Lovely views across the valley.

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.



LOCAL TAXES

Taxe foncière: 1102 EUR

Taxe habitation: 502 EUR

NOTES

DESCRIPTION

You enter the property from a private drive with a large gate. Parking for 2 cars outside the gate and more parking in front of the house. The front door, the original ancient door from 18th century opens into the main living space. A modern KITCHEN/DINER 3.5m x 11.2m (39.2m²) with feature stone wall, beams and tiled floor. Leading off the kitchen is the LOUNGE 3.3m x 5.7m (18.8m²) a cozy, light room with large feature fireplace with log burning stove. Tiled floor and beamed ceiling. Stairs lead from the kitchen to the first floor. A large LANDING 3.9m x 2.1m also serves as an optional bedroom. The main BEDROOM 4.9m x 3.2m (15.6m²) has an amazing roof structure of beams making it a striking feature of the room along with the exposed stone wall. The second BEDROOM 4m x 3.1m (12.4m²) is a good sized double room with dormer window and wooden floor. The BATHROOM 2.8m x 1.6m (4.48m²) has a over bath shower, basin and toilet. A wooden floor throughout the upstairs.

DETACHED GITE

Across a gravel courtyard is the 2 bedroom gite. Downstairs is a kitchen, lounge, diner 2.6m x 5.2m (13.5m²) along with a shower room and separate WC. Upstairs are two bright double bedrooms both with patio doors leading out onto a balcony. A Bathroom with hand basin & WC.

OUTBUILDINGS

A two car GARAGE with 2 sets of doors 27m²

A Barn of 20m²

A workshop of 10m²

A second attached barn 135m² with sliding...