

Superbly renovated 4 bedroom house in a peaceful hamlet, close to the popular Dordogne village of St Estephe

EXCLUSIVE



INFORMATION

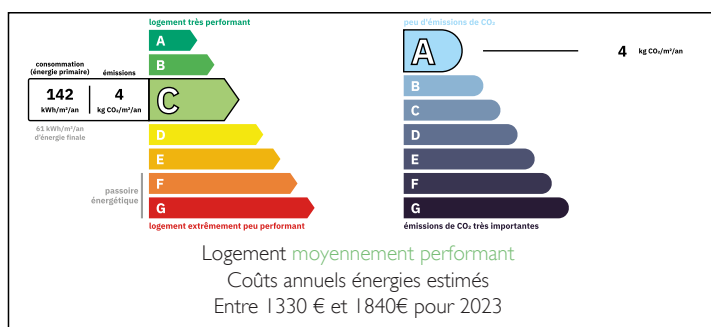
Town:	Saint-Estèphe
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	116 m2
Plot Size:	21876 m2

IN BRIEF

This property offers the charm of a traditional Dordogne stone house paired with a high-quality renovation. Set in a small hamlet near the popular village of St-Estèphe in Southwestern France, it blends authentic countryside character with modern comfort and represents a strong investment opportunity. The exterior retains its original appeal with exposed stonework, white shutters and a clean, well-kept façade.



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: 441 EUR

NOTES

DESCRIPTION

Inside, the home combines authenticity with a bright, contemporary finish. The double-height living space feels open and airy thanks to large sliding doors, exposed stone walls and original beams. Tiled floors and underfloor heating provide warmth and practicality.

You enter into a 31m² light-filled living area that includes the kitchen, dining and lounge. The modern kitchen opens directly to the terrace, equipped with a manual awning and electric shutters. Beside it, an independent heated maisonette offers the ideal space for an office, studio or personal gym.

A corridor leads to the family bathroom with WC (5.1m²), a separate WC (1.5m²) and three well-sized bedrooms (14.5m², 13.5m², 8.5m²). The largest has direct outdoor access. All bedrooms benefit from natural light, white tiled floors and underfloor heating.

Upstairs, a spacious bedroom (15.7m²) features oak flooring and excellent storage. Across the mezzanine, a second reception room (22.5m²) with oak floors and built-in storage is currently used as a library/TV room, offering versatile use.

The garden provides a generous, flat lawn with established trees and shrubs, full sun and good privacy. Multiple terraced areas add interest, and there is room for a vegetable patch.

Overall, it's a stylish, well-executed renovation that respects the home's traditional character while delivering modern comfort. Move-in ready and attractively priced for its location.

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