

Superb location opposite leisure lake, 4 bedroom family home. Modern style with character & private terrace.

EXCLUSIVE



## INFORMATION

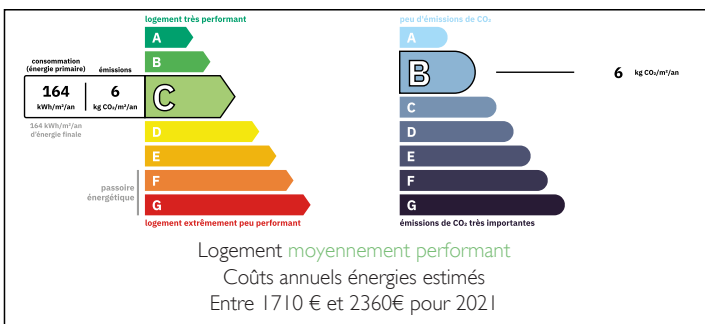
Town:	Saint-Estèphe
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	1327 m2

## IN BRIEF

This super home has a flexible layout in an idyllic location for a family or someone who enjoys the outdoor lifestyle. The leisure lake opposite the property has a beach, water sports, sports equipment, bars, cafes & restaurant. The property is ready to move into and is being sold FURNISHED.



## 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 has double gates that lead into a private gravel drive taking you to the rear of the property. Ample parking and a garage. You can enter the property two ways. The first at ground level from the front of the property bringing you straight into the living space. Or, at the rear of the property, stairs lead on to a large terrace (35m<sup>2</sup>) taking you into a hallway and the LIVING SPACE 7m x 6m (42m<sup>2</sup>) A bright open plan kitchen, lounge & dining area. A log burning stove provides a nice feature to the room and the heating for this level. Also on this level is:

SHOWER ROOM 2m x 1.5m (3m<sup>2</sup>) with toilet  
BEDROOM 1 3.3m x 2.8m (9.24m<sup>2</sup>) with patio doors leading on to the terrace  
BEDROOM 2 3.9m x 2.9m (11.31m<sup>2</sup>) with patio doors leading on to the front garden

A spiral staircase from the living area leads to BEDROOM 3 5.1 x 3.2 (16.3m<sup>2</sup>)

A doorway & stairs take you to a lower level. An OFFICE area 2.6m x 4m (10.4m<sup>2</sup>)  
BEDROOM 4 4.9m x 3.2m (15.68m<sup>2</sup>) with patio doors leading on to a covered terrace (13m<sup>2</sup>) A HALLWAY 2.5m x 2.3m (5.75m<sup>2</sup>) takes you to a large BATHROOM 2.6m x 2.5m (6.5m<sup>2</sup>) and a door leads into the GARAGE 6.1m x 6.9m (42m<sup>2</sup>) with electric door, a laundry space for the washing machine and a workshop & storage space.

### OUTSIDE

A good sized private garden with mature trees. The large terrace spans the across...

## LOCAL TAXES

Taxe foncière: 1366 EUR

## NOTES