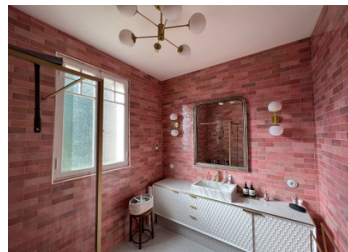


Stunning, art deco style town house with independent gite, garden and heated swimming pool.



## INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	5
Bath:	2
Floor:	280 m <sup>2</sup>
Plot Size:	1612 m <sup>2</sup>

## IN BRIEF

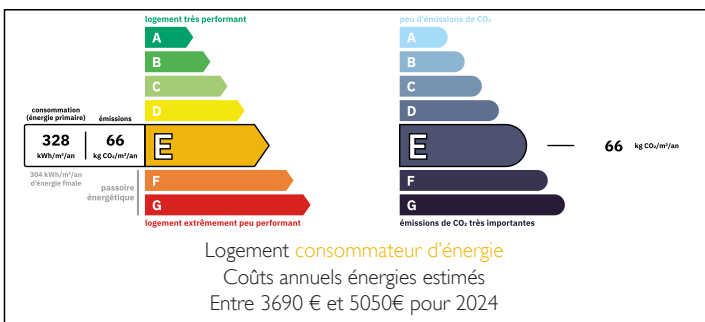
A beautiful, well-appointed family home set on the edge of a bustling bastide town, just a stone's throw from the River Dordogne.

The main house offers three double bedrooms and three reception rooms. It is light and airy with high ceilings throughout, complemented by beautiful oak flooring, plenty of character, and a high-quality renovation finished to an excellent standard. At its heart is a show-stopping new kitchen, complete with a bespoke Lacanche range, ideal for both everyday living and entertaining.

In addition, there is a beautifully renovated and fully independent two-bedroom annex, perfect for holiday rentals, visiting guests, or independent living for extended family.

Outside a heated swimming pool sits at the end of the mature and pretty garden.

## 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

A beautifully renovated and elegant home, ideally positioned on the edge of a vibrant bastide town, just moments from the River Dordogne.

This striking property combines period charm with refined modern living. Approached via charming stone steps, the house opens into a spacious and welcoming entrance hall, immediately setting the tone for the light-filled and sophisticated interiors beyond.

The ground floor offers a wonderful flow of reception space, perfectly suited to both everyday living and entertaining. A charming study, complete with bespoke built-in shelving, a fireplace and a striking arched window, provides an inspiring work-from-home space. The principal salon is particularly impressive, centred around a large arched window that floods the room with natural light and offers lovely views over the garden. A further reception room creates a more relaxed snug-style space with a fireplace—ideal for cosy evenings—while a light-filled sunroom to the rear opens directly onto the garden.

At the heart of the home is a truly exceptional kitchen. Newly installed and designed to impress, it is anchored by a bespoke Lacanche range and features richly veined Brazilian quartzite worktops, hand-glazed ceramic tiles and elegant brass fittings throughout. Full-height French windows bathe the space in natural light and open onto the grounds, creating a perfect setting for both relaxed family living and entertaining. A separate utility room adds further practicality.

The property also benefits from a large cellar, complemented by a separate WC.

Upstairs, a generous landing leads to three beautifully presented bedrooms, each filled with natural light...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES