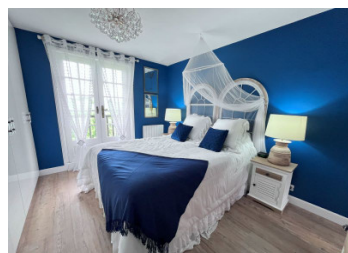
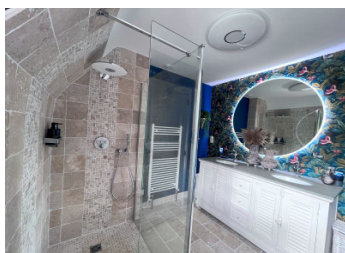


Périgourdine house in the countryside but not far from the town of Ste Foy La Grande and its shops.



INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	3
Bath:	3
Floor:	218 m2
Plot Size:	20551 m2



IN BRIEF

A well located house not far from the town of Ste Foy La Grande but in the middle of quiet countryside.

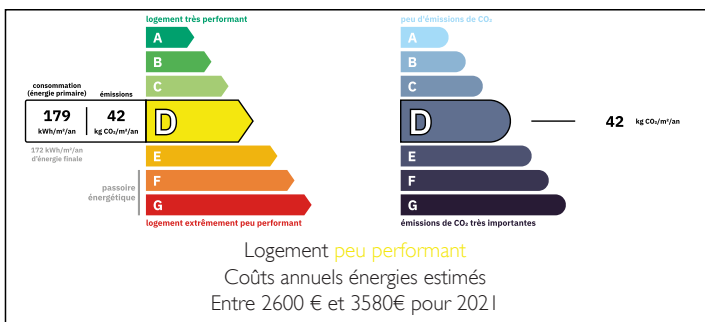
The approach to this exquisite Property is via a long private driveway. Totally secluded but yet close to all amenities.

Three bedroomed property , Large kitchen , large salon/diner , three bathrooms , mezzanine, stone staircase, swimming pool and large covered seating area.2 hectares of land.

All shops nearby, doctor, banks, schools.....

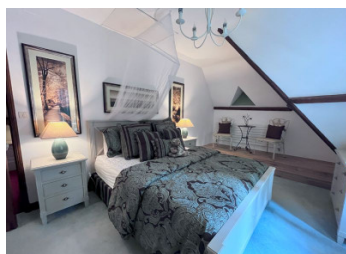
30 mins from Bergerac.

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

Ground Floor:

Entrance Hall -29.40m²- access down to cellar area with lots of storage space.

Guest toilet with handbasin

Lounge/Dining room -74.95m² -Tiled floors,gorgeous stone staircase with metal handrails, fireplace with woodburner, four french doors leading out to the front terrace of the house and views over the countryside.

Office-10.29m²

Second lounge(Snug)-15.62m² with doors going out to the front of the house and the side.

Fully Fitted Kitchen - 19.76m² -tiled floor, windows looking over the swimming pool and French doors out to a side terrace, seating area and swimming pool.

LOCAL TAXES

Taxe foncière: 1357 EUR

Taxe habitation: EUR

NOTES

First Floor:

Large Mezzanine area -5.05m x 2.87m -5.30m x 1.42m open onto the large salon/dining room.

Bedroom 1 -13.09m² -this bedroom is located in the upper lever of the Pigeonnier part of the property with double doors out to the balcony.

Shower room- 6.21m² -a very well renovated bathroom with italian shower with handbasin , w/c and heated towel rail.

Bedroom 2 - 18.56m² with french doors on to the balcony and en-suite Bathroom: 8.30m² with bath/shower, handbasin, w/c , bidet and heated towel rail.

Bedroom 3: 15.53m² with french doors out to a balcony and en-suite.

Bathroom:6.24m² - with shower, hand basin , w/c , bidet and heated towel rail.

Double Garage -29.15m²

Large newly constructed seating area next to the pool-19.12m²

Storage area for sun loungers etc 7.08m²

Technical area with pool filtration etc

Piscine 10x5.