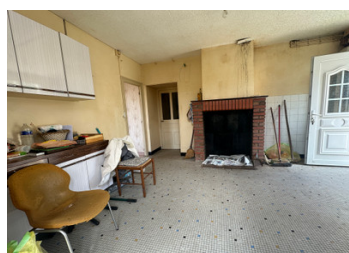
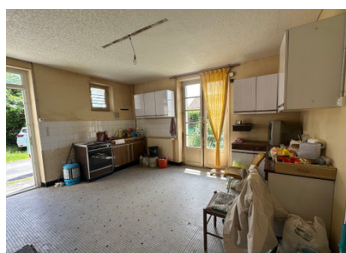


2 bedroomed hamlet house in need of renovation with an attached barn and garden



INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	81.2 m2
Plot Size:	887 m2

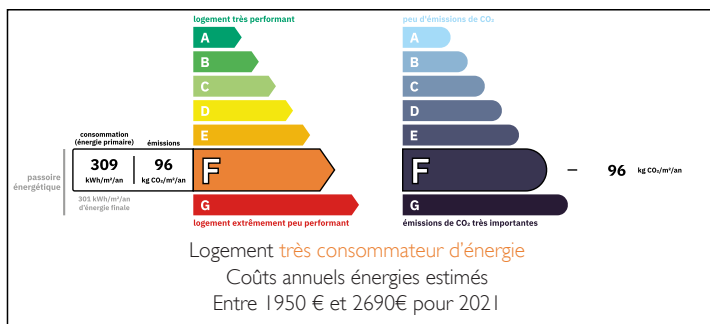


IN BRIEF

The property is situated in the centre of a small hamlet near to Saint- Estephe.

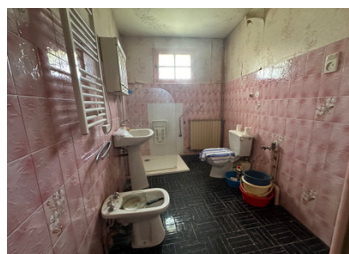
Saint-Estèphe is a charming commune located in the Dordogne department in the Nouvelle-Aquitaine region of southwestern France. Nestled in the scenic Périgord Vert area, Saint-Estèphe is known for its picturesque landscapes, historic architecture, and tranquil atmosphere. Nontron, known for its cutlery industry has all the amenities you would need including schools, a swimming pool, supermarkets, bio shop, a weekly market and is only 13km away.

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

You enter the property into the KITCHEN 16.5m² which has a large feature fireplace and double doors opening out to the front of the house.

From here you go through to a LOUNGE / DINING ROOM 13.3m² or this room could be used as another bedroom. There are two more additional BEDROOMS 16.3m² and 13.7m². From there smaller bedroom there is access to a large attic which you could possible convert into more living space.

Back down on the ground floor there is a BATHROOM with a WC, Bidet, Sink and Shower.

The property has an old oil fuel boiler to provide hot water and heating to the radiators.

Attached to the house is a BARN.

You will find a small garden in front of the house with plenty of room for a table and chairs to enjoy your morning coffee. Just across the road is a larger garden with lots of mature shrubs and fruit trees and a lawned area.

Once renovated the property would make a great family home or holiday home. It is conveniently located only 5kms away from the fantastic Enjoying the Saint-Estèphe Lake for swimming, canoeing, and fishing.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES