

A 2/3 bedroom beautiful stone family home with original features and a Gite with 2 bedrooms.

EXCLUSIVE



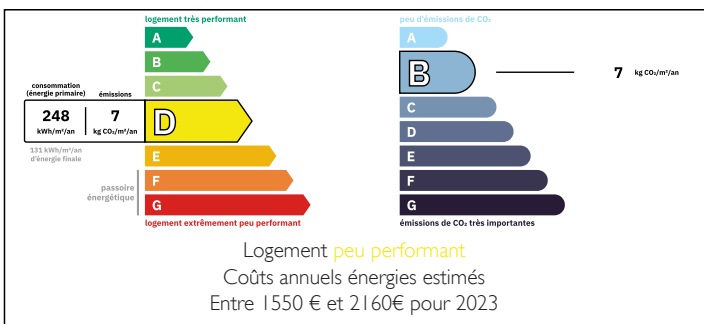
INFORMATION

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|-------------|---------------|
| Town: | Saint-Estèphe |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 131 m2 |
| Plot Size: | 2395 m2 |

IN BRIEF

A beautifully renovated stone house with 2/3 bedrooms in the main house. Elegant, modern kitchen, cozy lounge with feature fire place. A detached gite with 2 bedrooms, kitchen/lounge/diner. Set in a quiet hamlet close to the beautiful lake of Saint Estephe. Lovely views across the valley.

ENERGY - DPE



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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 from a private drive with a large gate. Parking for 2 cars outside the gate and more parking in front of the house. The front door, the original ancient door from 18th century opens into the main living space. A modern KITCHEN/DINER 3.5m x 11.2m (39.2m²) with feature stone wall, beams and tiled floor. Leading off the kitchen is the LOUNGE 3.3m x 5.7m (18.8m²) a cozy, light room with large feature fireplace with log burning stove. Tiled floor and beamed ceiling. Stairs lead from the kitchen to the first floor. A large LANDING 3.9m x 2.1m also serves as an optional bedroom. The main BEDROOM 4.9m x 3.2m (15.6m²) has an amazing roof structure of beams making it a striking feature of the room along with the exposed stone wall. The second BEDROOM 4m x 3.1m (12.4m²) is a good sized double room with dormer window and wooden floor. The BATHROOM 2.8m x 1.6m (4.48m²) has a over bath shower, basin and toilet. A wooden floor throughout the upstairs.

LOCAL TAXES

Taxe foncière: 1102 EUR

Taxe habitation: EUR

DETACHED GITE

Across a gravel courtyard is the 2 bedroom gite. Downstairs is a kitchen, lounge, diner 2.6m x 5.2m (13.5m²) along with a shower room and separate WC. Upstairs are two bright double bedrooms both with patio doors leading out onto a balcony. A Bathroom with hand basin & WC.

OUTBUILDINGS

A two car GARAGE with 2 sets of doors 27m²

A Barn of 20m²

A workshop of 10m²

A second attached barn 135m² with sliding...

NOTES