

OFFER ACCEPTED: Perfect little detached, one bedroom property in an idyllic location

EXCLUSIVE



INFORMATION

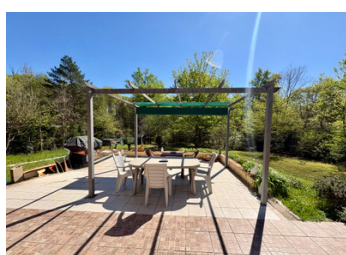
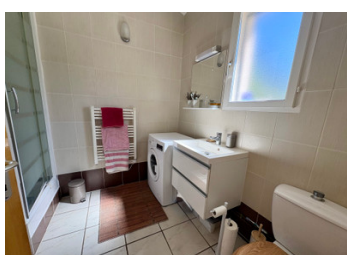
Town:	Saint-Estèphe
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	41 m ²
Plot Size:	1314 m ²

IN BRIEF

A detached one-bedroom property situated in a unique position directly opposite the leisure lake of Saint Estephe in a peaceful setting. The accommodation is compact and easy to maintain, making it well suited as a lock-up-and-leave holiday home.

The property includes a private, low-maintenance garden with space for outdoor dining. Its location and manageable size also make it a practical option for holiday letting, with potential for seasonal rental income.

Ideal for buyers seeking a small retirement property, a simple, well-located second home, or an investment property with letting potential.



ENERGY - DPE

DPE not required.

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

Double gates lead into a large gravel driveway for parking several cars. A hard standing area to the left of the property is set up for parking a motorhome. With facilities for emptying the chemical toilet, topping up the water & electric point for charging the battery.

A patio runs down the right side of the bungalow and the entrance door is at the rear of the property. You enter into a bright open living space. Kitchen/lounge & dining 27m². A log burner provides ample heating and a cosy space. A double bedroom 2.9m x 3.0 (8.7m²) leads off the living room. With fitted wardrobes. A shower room 2.4m x 2.1m (5m²) is equipped with heated towel rail and has space for a washing machine.

LOCAL TAXES

Taxe foncière:	354 EUR
Taxe habitation:	EUR

OUTSIDE

The outside terrace is tiled and has a pergola for shade. The garden is lawned and low maintenance. Some trees at the bottom of the garden provide some shade in the summer. A garden shed, with electric is located at the bottom of the garden and wood store.

The property well insulated, is double glazed with external shutters & connected to the mains drainage system. The rainwater is collected into an underground tank, fitted with a pump, tap and hose this provides water for the garden.

No DPE (energy rating) as the property is under 50m².

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

NOTES