

A specularly bright 3 bedroom home. Built in 2017, in a quadrangle design with an inner courtyard.

EXCLUSIVE



INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	133 m ²
Plot Size:	4339 m ²

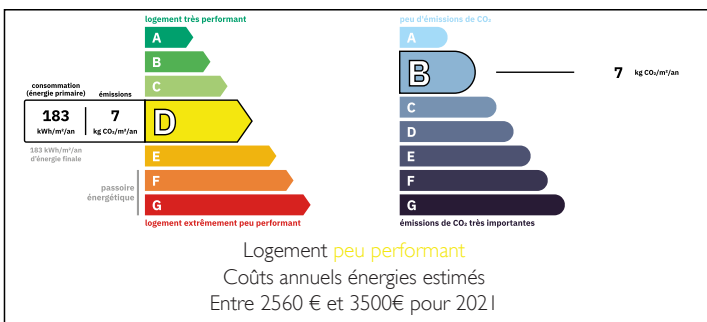
IN BRIEF

Architect-designed property arranged in a quadrangle layout, allowing natural light into all rooms. The house is centred around an inner courtyard, ideal for outdoor dining.

The accommodation includes 3 bedrooms and 2 bathrooms all on the ground floor. Spacious and modern, featuring a exposed beams in the ceiling and a bright, open feel throughout.



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 access the property through double gates leading to a spacious area for parking. A front door leads into a large hallway. From here:

A WC 1.2m x 2.2m. A master bedroom 5m x 5m (25m²) glass door to inner courtyard and ensuite bathroom 3.7m x 3.3m (12.21m²). A LOUNGE 5m x 4.9m. Tiled floor and exposed wooden beamed ceiling. 2 glass doors leading to the inner courtyard. A bright fitted KITCHEN 3.4m x 3.4m (11.56m²). Entrance door from the garden and glass door leading to the inner courtyard. A DINING ROOM 3.4m x 4.1m (13.94m²) another light room with door leading to inner courtyard. BEDROOM 3/ OFFICE 5.1m x 3.5m (17.85m²) a versatile space. Tiled floor and exposed beamed ceiling. Glass door to inner courtyard. A SHOWERROOM 2.4m x 2.1m (5.04m²) BEDROOM 2 3.3m x 4.1m (13.53m²) A double bedroom with glass door leading to inner courtyard.

LOCAL TAXES

Taxe habitation: EUR

OUTSIDE

COURTYARD. A beautiful peaceful, secluded courtyard 8m x 10m (80m²) all the rooms in the house access the courtyard. Gravel with some tiled patio space, established shrubs and bushes.

GARAGE & UTILITY ROOM. A garage 9m x 3.3m with double doors and access to the garden and courtyard.

NOTES

A versatile garden of 4339m² ready to be landscaped to your style.

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