

A 4 bedroom home, with apartment, heated covered pool. Beautiful setting and Idyllic location.



INFORMATION

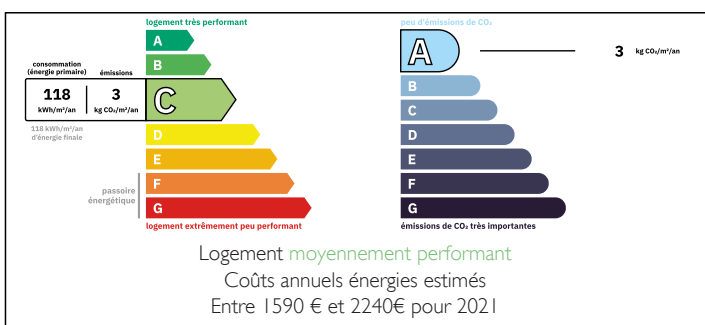
Town:	Saint-Estèphe
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	227 m2
Plot Size:	2824 m2

IN BRIEF

Spacious and versatile 4-bedroom family home with a separate apartment, offering flexible living accommodation ideal for extended family or guest use. Set within beautifully established gardens featuring tropical plants, mature trees, and an ornamental pond, the property also benefits from a heated swimming pool with cover, a conservatory, a patio overlooking the pool, and a charming summerhouse. Ample parking and a car port complete this impressive home.

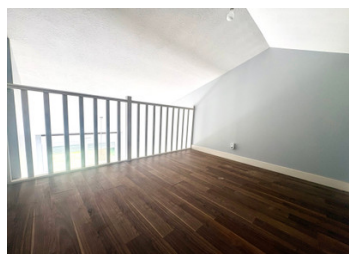


ENERGY - DPE



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

Electric double gates provide entry to this elegant property. A gravel driveway provides parking for several vehicles. A car port is located to the right of the property.

You enter this home into a hallway that leads into the LIVING ROOM 8.1m x 5.1m (41m²) tiled floor, remote control pellet inset fire, double glazed patio doors and window. The KITCHEN 3.5m x 3.3m (11.5m²) is open to the lounge. Fitted with wooden cupboards. Next to the kitchen is a UTILITY ROOM with modern fitted cupboards and worktop.

A spiral staircase leads from the lounge to a BEDROOM 3.5m x 4.9m (17m²) and a MEZZANINE 2.7m x 2.8m (7.56m²) over looking an OFFICE space 2.7m x 4.1m (11m²) on the ground floor with glass patio doors. A large double glazed CONSERVATORY 3.1m x 5.9m (18m²) leads off the lounge and out on to a cover patio overlooking the pool.

Continuing on the ground floor is the MASTER BEDROOM 4m x 4m (16m²) with fitted wardrobes and a tiled floor. An ensuite BATHROOM 3.1m x 2.5m (7.7m²) with double sinks, shower & bath. A LAUNDRY ROOM with washing machine plumbing leads off the bathroom along with a DRESSING ROOM.

A second double BEDROOM 3m x 4m (12m²) with ensuite SHOWER ROOM 2.5m x 3m (7.5m²). A door leads into a separate apartment. A large open plan LIVING/DINING/KITCHEN 7.4m x 5.5m (40.7m²) tiled floor, double glazed patio doors with electric shutters. A modern, fully fitted KITCHEN. Stairs lead...

LOCAL TAXES

Taxe foncière: 2097 EUR

NOTES