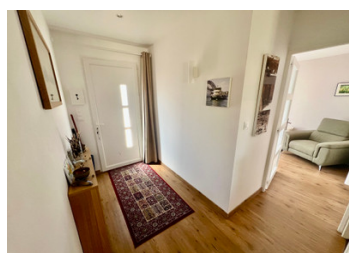
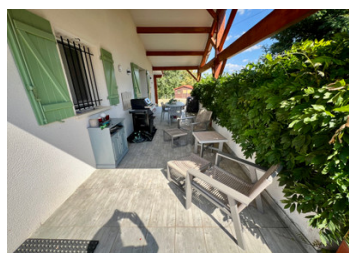


Charming Two- Three Bedroom Bungalow with Covered Terrace in a Peaceful Dordogne Setting in very popular area.

EXCLUSIVE



INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	85 m ²
Plot Size:	1750 m ²

IN BRIEF

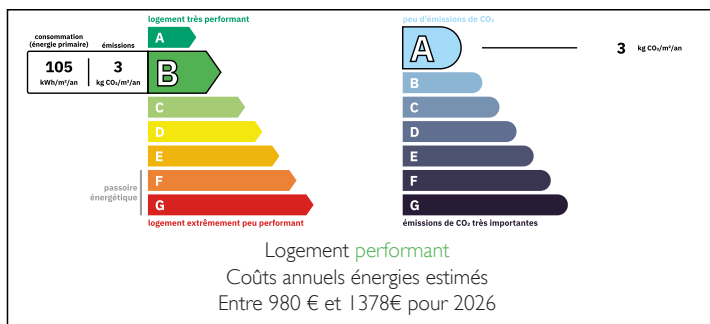
This charming property has it all, close to some spectacular Dordogne villages offering every amenity one could wish for.

Set back from a quiet country road, the loudest sounds are those of the surrounding birdlife. It is ideal for anyone seeking a peaceful home in a natural setting without feeling isolated. It is also in walking distance to a local restaurant/pub called the Crazy Frog.

Although compact in size, the house feels remarkably spacious thanks to its clever and practical design. The inviting open-plan lounge, dining room and kitchen (43m²) are beautifully decorated, with French doors opening onto a delightful covered terrace overlooking the well-maintained garden.

Located along one side of the house, the terrace features exposed wooden beams, traditional

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

This recently built home opens into a practical entrance hall with a cloakroom area, leading through to the spacious open-plan living area.

The property offers two double bedrooms measuring 11.30m² and 11.75m². One has an en-suite shower room (3.65m²), while the second is conveniently located beside a separate shower room (3.60m²). Both shower rooms were completely renovated last year.

The fully equipped kitchen provides generous storage, a central island, newly replaced solid oak worktops and a brand-new Bosch oven, dishwasher and hob. Its open-plan design creates a welcoming space, ideal for entertaining family and friends.

An adjoining laundry and storage room (10m²) provides direct access to the garage (16.90m²). Both areas have been insulated to a very high standard, helping the property achieve an excellent DPE rating of B—an unusually strong rating for the local property market.

The garage is already approximately 90% fitted out for conversion into an additional bedroom or living space, subject to any necessary permissions.

Outside, the attractive and easily maintained garden features cherry, fig and olive trees, together with a large garden shed with a concrete floor.

Recently painted and beautifully maintained throughout, this is a genuine "arrive with your toothbrush" property, ready to move into and enjoy immediately.

Additional features include:

Conforming septic tank
Double-glazed windows and doors throughout
Reversible heat-pump heating and air conditioning
Insect screens fitted to most windows

LOCAL TAXES

Taxe foncière: **868 EUR**

NOTES