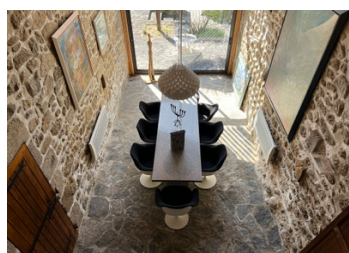


UNDER OFFER large property with 5 bedrooms, huge swimming pool, lake, barn and 50,000m2 of land, fields



INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	309.1 m2
Plot Size:	50000 m2

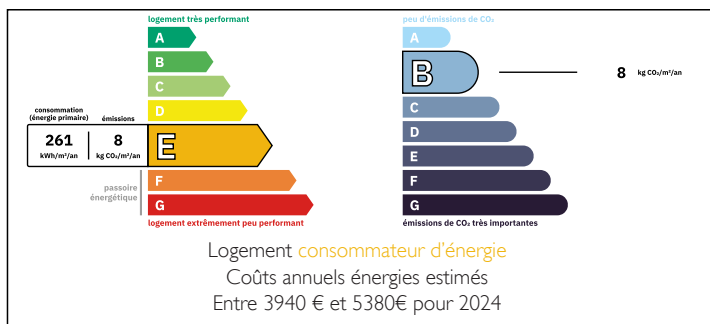
IN BRIEF

This gorgeous majestic Country House in a beautiful setting is in the heart of the Dordogne near to one of the most popular villages of the Perigord Vert. With over 300m2 of habitable space, a pool, a lake, barn and 50,000 m2 of land it is well and truly its own domain. It has some outstanding original features and would make for very comfortable spacious living!

You enter the property via double gates into a large circular driveway. You pass the barn with excellent roofs (180 m2) to your left. You're immediate impression is one of calm, peace and a lot of private space with wide open views of the immense fields and woods as backdrop.

The house sits grandly and elegantly in front of you with a gorgeous little detached bread oven building which has been...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

One enters the property through the galley style kitchen (33m²) which has loads of practical storage units and beautiful hexagonal floor tiles. A few steps up from the kitchen, to the right you will find the first of two salons.

This first one (67m²) has direct access through a main entrance to the outside terrace. It feels lavish yet cosy and with its south facing setting it lets in gorgeous light and sunshine. The tiled floors are practical and cooling in 40 degree summers and the wood burner is necessary in colder months.

Following up the corridor (4.8m²) you will find an equally stylish dining room (21m²) with cathedral height ceilings and a window wall. It really is breathtaking.

At the end of this corridor is a downstairs bedroom complete with corner shower (28m²) & dressing room & w.c. (4.5m²)

Up the most beautiful set of floating granite steps brings you directly into salon number two (62.5m²) This again is full of splendor and originality. The high ceilings and grandness can certainly be muted to make for a cozier modern space, but if you want to feel like a noble, you have arrived at the right place, just keep it as is.

Two bedrooms (25m² and 9.5m²) adorn this floor with a shower room and w.c (2.6m²)

On the last floor is a very original space called the Chalet Bedroom (24.5m²) with an ensuite bathroom. The paneling is...