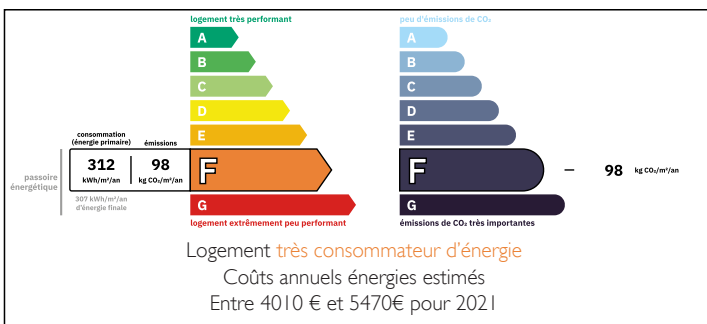


Fabulous 5 bed home with pool in traditional stone hamlet. Renovated with style, retaining original features

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	5
Bath:	2
Floor:	164 m ²
Plot Size:	2012 m ²

IN BRIEF

Nestled at the end of a country lane in a picturesque hamlet of traditional stone houses and vineyards, this beautifully renovated single-level 5-bedroom home blends timeless character with modern comfort. The spacious master bedroom includes an en suite and opens to the garden. The main bathroom boasts a freestanding slipper bath and walk-in shower. A large salon with original terracotta tiles, exposed beams, and a stone fireplace opens onto a terrace and the garden. The stylish open-plan kitchen features an island with hob, wine fridge, and a dining area for 10. Outside, enjoy a 12x5m pool with surrounding terrace, built-in BBQ, and expansive fenced garden with boules court. Additional features include an attached outbuilding, a vast barn ideal for storage or renovation, and ample parking.

Only 6 km from a bastide town with shops and restaurants on the Dordogne River,...

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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

Interior

You enter into the fabulous kitchen with open plan dining area and travertine floors. The kitchen boasts painted shaker-style units with wooden worktops, and a gorgeous top on the central island unit with induction hob. The island unit includes a wine fridge; you are in France! There is a large butler sink, 2 fitted ovens one with microwave. An American-style fridge freezer is there of course.

Beyond the kitchen you will enjoy a large entertaining area with space for a 10 seat table. A beautiful wine cave fitted into the wall adds that necessary touch.

Kitchen - diner - 30 m2

From the dining area you cross a hall and find bedroom 1. This room can also be used as a snug / TV room, depending on need.

Bedroom 1 - 10.2 m2

Going along the hall brings you to the luxurious family bathroom with an island slipper bath for those relaxing moments, an italian shower, wash-basin & WC.

Bathroom - 6.4 m2

Also accessed from the kitchen via two openings is the spacious salon, with terracotta floor, stone walls and wooden beams. Lending charm and a focal point is a stone fireplace. There are windows and direct access to the garden.

Salon - 39.4 m2

From here you access a small hallway to bedrooms 2 & 3 with stylish panelling on the walls and wooden floors bringing a pleasing ambiance.

Bedroom 2 - 16.4 m2

Bedroom 3 - 14.5 m2

Another hall, and down a step is bedroom 4 which has character beams,...

LOCAL TAXES

Taxe habitation: EUR

NOTES