

agency fees included: 6 % TTC to be paid by the buyer (300 000 EUR without fees)



Ref: A40317LOW24 Price: 318 000 EUR

A 2/3 bedroom beautiful stone family home with original features and a Gite with 2 bedrooms.









## INFORMATION

Town: Saint-Estèphe

Department: Dordogne

Bed: 4

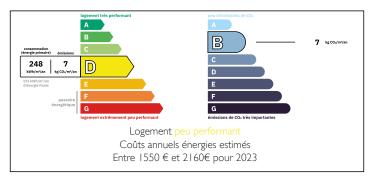
Bath: 2

Floor: 131 m2
Plot Size: 2395 m2

#### IN BRIEF

A beautifully renovated stone house with 2/3 bedrooms in the main house. Elegant, modern kitchen, cozy lounge with feature fire place. A detached gite with 2 bedrooms, kitchen/lounge/diner. Set in a quiet hamlet close to the beautiful lake of Saint Estephe. Lovely views across the valley.

## **ENERGY - DPE**



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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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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## LOCAL TAXES

Taxe foncière: 1102 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

You enter the property from a private drive with a large gate. Parking for 2 cars outside the gate and more parking in front of the house. The front door, the original ancient door from 18th century opens the into main living space. A modern KITCHEN/DINER 3.5m x 11.2m (39.2m2) with feature stone wall, beams and tiled floor. Leading off the kitchen is the LOUNGE  $3.3m \times 5.7m$  (18.8m2) a cozy, light room with large feature fireplace with log burning stove. Tiled floor and beamed ceiling. Stairs lead from the kitchen to the first floor. A large LANDING 3.9m x 2.1m also serves as an optional bedroom. The main BEDROOM 4.9m x 3.2m (15.6m2) has an amazing roof structure of beams making it a striking feature of the room along with the exposed stone wall. The second BEDROOM 4m x 3.1m (12.4m2) is a good sized double room with dormer window and wooden floor. The BATHROOM 2.8m x 1.6m (4.48m2) has a over bath shower, basin and toilet. A wooden floor throughout the upstairs.

#### **DETACHED GITE**

Across a gravel courtyard is the 2 bedroom gite. Downstairs is a kitchen, lounge, diner 2.6m x 5.2m (13.5m2) along with a shower room and separate WC. Upstairs are two bright double bedrooms both with patio doors leading out onto a balcony. A Bathroom with hand basin & WC.

#### **OUTBUILDINGS**

A two car GARAGE with 2 sets of doors 27m2

A Barn of 20m2

A workshop of 10m2

A second attached barn 135m2 with sliding...