

Superbly renovated 4 bedroom house in a peaceful hamlet, close to the popular Dordogne village of St Estephe

EXCLUSIVE



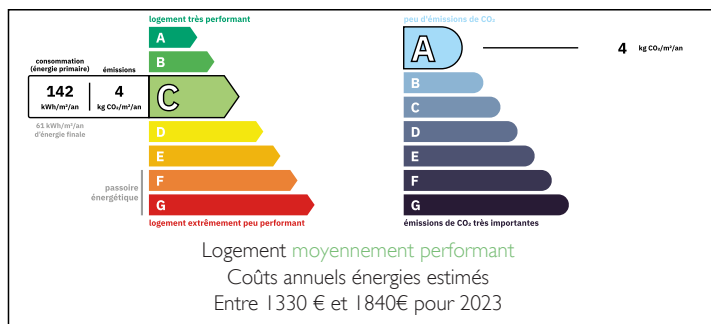
## INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	116 m <sup>2</sup>
Plot Size:	21876 m <sup>2</sup>

## IN BRIEF

This property offers the charm of a traditional Dordogne stone house paired with a high-quality renovation. Set in a small hamlet near the popular village of St-Estèphe in Southwestern France, it blends authentic countryside character with modern comfort and represents a strong investment opportunity. The exterior retains its original appeal with exposed stonework, white shutters and a clean, well-kept façade.

## 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.



## DESCRIPTION

Inside, the home combines authenticity with a bright, contemporary finish. The double-height living space feels open and airy thanks to large sliding doors, exposed stone walls and original beams. Tiled floors and underfloor heating provide warmth and practicality.

You enter into a 31m<sup>2</sup> light-filled living area that includes the kitchen, dining and lounge. The modern kitchen opens directly to the terrace, equipped with a manual awning and electric shutters. Beside it, an independent heated maisonette offers the ideal space for an office, studio or personal gym.

A corridor leads to the family bathroom with WC (5.1m<sup>2</sup>), a separate WC (1.5m<sup>2</sup>) and three well-sized bedrooms (14.5m<sup>2</sup>, 13.5m<sup>2</sup>, 8.5m<sup>2</sup>). The largest has direct outdoor access. All bedrooms benefit from natural light, white tiled floors and underfloor heating.

Upstairs, a spacious bedroom (15.7m<sup>2</sup>) features oak flooring and excellent storage. Across the mezzanine, a second reception room (22.5m<sup>2</sup>) with oak floors and built-in storage is currently used as a library/TV room, offering versatile use.

The garden provides a generous, flat lawn with established trees and shrubs, full sun and good privacy. Multiple terraced areas add interest, and there is room for a vegetable patch.

Overall, it's a stylish, well-executed renovation that respects the home's traditional character while delivering modern comfort. Move-in ready and attractively priced for its location.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 441 EUR

Taxe habitation: EUR

## NOTES