

UNDER OFFER Adorable & affordable village charmer hiding a gorgeous modern stylish interior

EXCLUSIVE



INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	55 m ²
Plot Size:	230 m ²

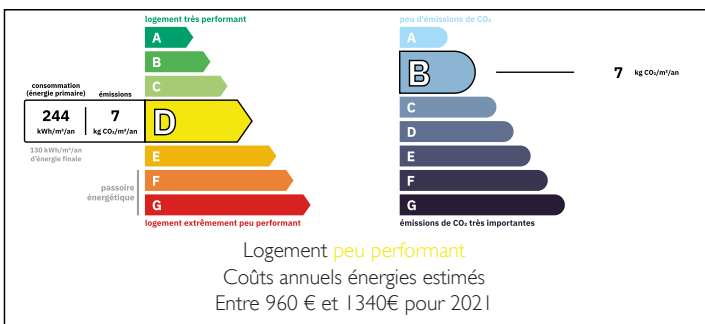
IN BRIEF

Charming little house on the edge of the sought-after village of St-Estèphe (24360), known for its beautiful swimming lake and welcoming restaurant.

Inside, the home is a real surprise: clean, modern, and impeccably finished. It offers two bedrooms, double-glazed windows, underfloor heating, and a sleek fitted kitchen. The living area blends contemporary comfort with character features, including a lovely stone fireplace with a wood-burner.

Outside, the property sits in a manageable garden within a quiet hamlet. From the road, it may look modest, but step inside and it's a stylish, well-designed space—an adorable and affordable "ugly duckling" with a great interior.

ENERGY - DPE



A perfect low-maintenance home close to one of

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

A perfect lock-up-and-leave or an easy investment thanks to its proximity to the Grand Étang of St-Estèphe.

Step into the welcoming kitchen/entrance (28m²) with its wood-burning stove. The modern, bright kitchen with gas range opens to a flexible space ideal as a dining area or lounge.

To the left, a spacious room (17.5m²) with double-glazed sliding doors and an electric shutter brings in plenty of light. From here, you access a handy storage room (2.45m²) housing the updated electrics, plus space for cleaning essentials, and a separate WC (1.5m²) with sink.

On the opposite side of the kitchen sits a cosy bedroom (7.83m²) with its own ensuite Italian shower room and WC. The home also benefits from electric underfloor heating throughout.

The garden, to the left and rear, is almost fully enclosed. With a little TLC, it could become a lovely spot for plants, flowers, or simply relaxing.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES