

Charming Two- Three Bedroom Bungalow with Covered Terrace in a Peaceful Dordogne Setting in very popular area.

EXCLUSIVE



INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	85 m ²
Plot Size:	1750 m ²

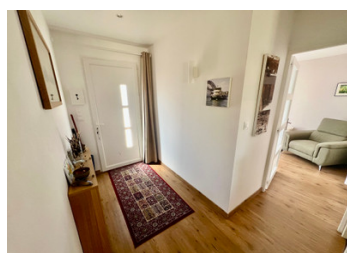
IN BRIEF

This charming property has it all, close to some spectacular Dordogne villages offering every amenity one could wish for.

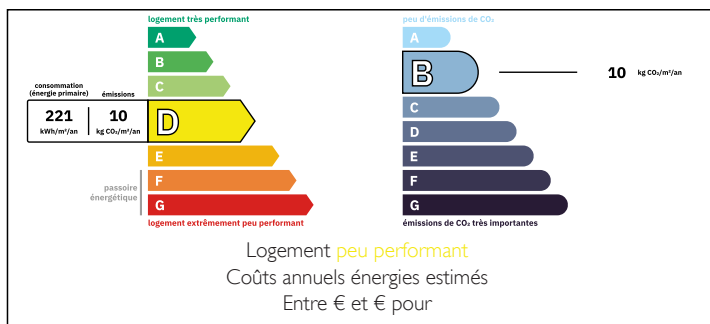
Set back from a quiet country road, the loudest sounds are those of the surrounding birdlife. It is ideal for anyone seeking a peaceful home in a natural setting without feeling isolated.

Although compact in size, the house feels remarkably spacious thanks to its clever and practical design. The inviting open-plan lounge, dining room and kitchen (43m²) are beautifully decorated, with French doors opening onto a delightful covered terrace overlooking the well-maintained garden.

Located along one side of the house, the terrace features exposed wooden beams, traditional terracotta roof tiles and a tiled floor. Generously proportioned, it provides the perfect setting for a



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

Built just nine years ago, the property opens into a practical entrance hall and cloakroom area leading into the main living space. From here, there are two double bedrooms (11.30m² and 11.75m²). One benefits from an en-suite shower room (3.65m²), while the second has access to a separate shower room (3.60m²) immediately alongside.

The fully equipped kitchen offers generous storage, a central island, and a brand-new Bosch oven and dishwasher. The open-plan layout is ideal for entertaining family and friends.

Attached to the house is a laundry/utility room (10m²), with direct access to the garage (16.90m²). The garage has already been approximately 90% fitted out for conversion into additional living or bedroom accommodation, subject to the necessary permissions.

The attractive, manageable garden includes a large garden shed with a concrete floor, as well as cherry, fig and olive trees.

Details:

- Conforming septic tank
- Double-glazed windows and doors throughout
- Reversible heat-pump heating and air conditioning
- Insect screens fitted to most windows
- Security bars on the kitchen window
- Outdoor lighting installed

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

NOTES