



## MAISON avec PISCINE



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 364,114.39

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Saint-Estephe
Código postal:	24360
Publicado:	23/09/2025

### Descripción:

A place to feel like you're on vacation all the time! A place to live in great comfort! A place to operate a gite! Only 300m from the tourist site, classified as a Sensitive Natural Space, the large lake of St-Estephe, one of the largest (23 ha) and most beautiful in the Dordogne, this beautiful house (built in 1997) of 227 m2 of living space is well integrated along a swimming pool in its enclosed park of more than 2,800 m2. In addition to the main house, the ground floor consists of two bedrooms each with its own bathroom/shower, a living room with a pellet insert, a fitted kitchen, a fitted utility room, an office and a veranda on the first floor of a bedroom and a mezzanine there is a small apartment with a large living room with kitchen area downstairs (41 m2) and a bedroom and a bathroom upstairs. A cave under the entire house facilitates access to pipes and foundations if necessary. Heated by modern electric radiators, reversible air conditioning, double glazing, wooden and electric shutters, mosquito nets everywhere, mains drainage, borehole water and town water, roofs in good condition. The swimming pool with comfortable dimensions of 11/4m is covered by an electric dome and is heated by a heat pump. The park, accessible by two gates (one electric), is well laid out, there are tropical species to emphasize the holiday feeling. A beautiful property nestled in its grounds with swimming pool, with the possibility of an income due to its location very close to a tourist site.

Fabricado:	1997
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### Común

Dormitorios:	4
Baños:	3



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Pies cuadrados terminados: 227 m<sup>2</sup>  
Tamaño del lote: 2824 m<sup>2</sup>

### Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Electric

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 118

### Building details

Parking: Sí  
Outdoor Amenities: Pool  
Número de plantas: 1

### Lease terms

Date Available:

### Información adicional

URL sitio web: [http://www.arkadia.com/TXNV-T23396/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T23396/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: C1690EA965BD4A7D

