

Beautiful Périgord property with swimming pool, workshop, detached barn and mature fenced garden



## INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	4900 m2

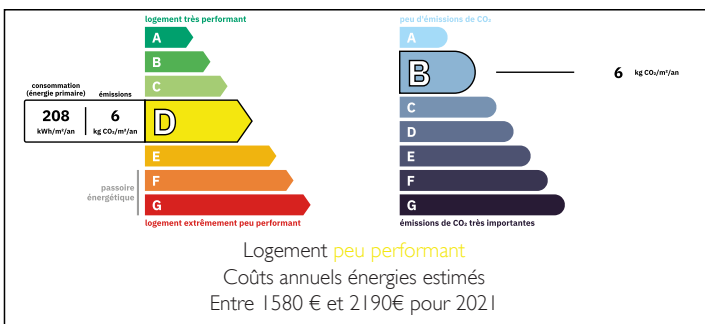


## IN BRIEF

Nestled in a peaceful hamlet near local amenities, this delightful property offers the perfect blend of comfort, space, and character. With a range of sought-after features, including a spacious workshop, a separate barn, and a 14m x 7m swimming pool, this home is an idyllic retreat set within a beautifully landscaped, east-facing garden.

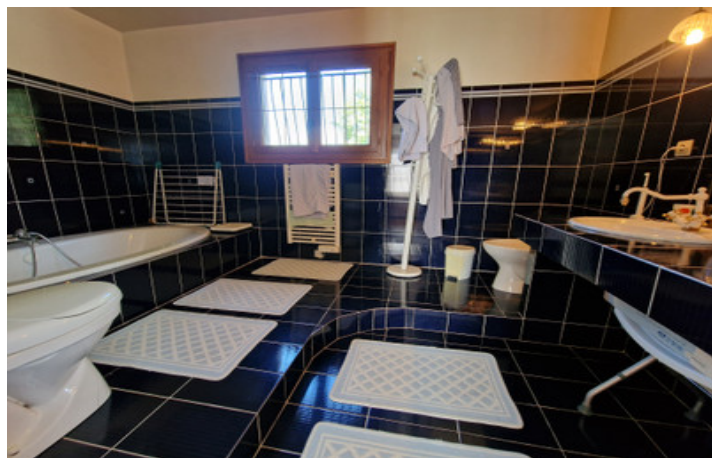
The bright and airy open-plan living/dining area flows seamlessly into a well-equipped kitchen, with convenient access to the basement for additional storage or workspace. The property boasts a Norwegian wood burner that efficiently heats the home, complemented by electric convector radiators in all main rooms. Fully insulated floors, walls, and loft ensure energy efficiency, while double-glazed windows and insulated shutters (installed in 2016) add comfort and reduce energy costs. There are two generously sized ground-floor bedrooms each boasting their own en-suite

## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière:	3060 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The meticulously maintained garden is the perfect place to relax or entertain, offering space, privacy, and beauty to enjoy throughout the seasons.

The property is located in Montpon-Ménésterol with access to the motorway, train station, several large supermarkets (Intermarché, Lidl & Auchan), petrol station, schools, doctors, dentists, bars and restaurants, garages, cinema, etc. as well as a busy weekly market.

The major cities of Bordeaux, Périgueux and Bergerac are 35/45 minutes away by car, and Périgueux, Libourne and Bordeaux are also easily accessible by train.

This property perfectly balances traditional charm with modern amenities, making it an excellent opportunity for buyers looking to embrace a tranquil lifestyle with all the conveniences nearby. Don't miss out—this home is ready to welcome its new owners!

### Additional information:

Entrance hall: 11,03m<sup>2</sup> (11.03 sq ft)

Living room: 15.08 m<sup>2</sup> (59.8 sq ft)

Dining room : 31,44 m<sup>2</sup> (31,44 m<sup>2</sup>)

Kitchen: 9,94 m<sup>2</sup> (9.94 m<sup>2</sup>)

Storeroom: 7,52 m<sup>2</sup>

Storage room: 2,63 m<sup>2</sup> (2,63 m<sup>2</sup>)

Bedroom 1 : 16,47 m<sup>2</sup> (16,47 m<sup>2</sup>)

Bathroom 1 : 9.19 m<sup>2</sup> (9.19 m<sup>2</sup>)

Bedroom 2: 14.51 m<sup>2</sup> (14.51 m<sup>2</sup>)

Bathroom 2 : 7,13 m<sup>2</sup> (7.13 m<sup>2</sup>)

W.C. : 1,27 m<sup>2</sup> (1,27 m<sup>2</sup>)

Storage : 1,55 m<sup>2</sup> (1,55 m<sup>2</sup>)

Wardrobes : 2,06 m<sup>2</sup> (2,06 m<sup>2</sup>)

Bedroom 3: 7.88 m<sup>2</sup> (7.88 m<sup>2</sup>)

Shower room: 2,43 m<sup>2</sup> (2,43 m<sup>2</sup>)

Terrace: 52.20 m<sup>2</sup> (52.20 sq ft)

Basement : 61,40 m<sup>2</sup> (61,40 m<sup>2</sup>)