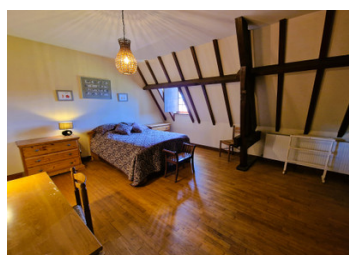


Stunning 4-bedroom Périgord-style house featuring a spacious garden, a sunlit terrace, and two garages.



INFORMATION

Town:	Lamonzie-Saint-Martin
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	272 m2
Plot Size:	3553 m2

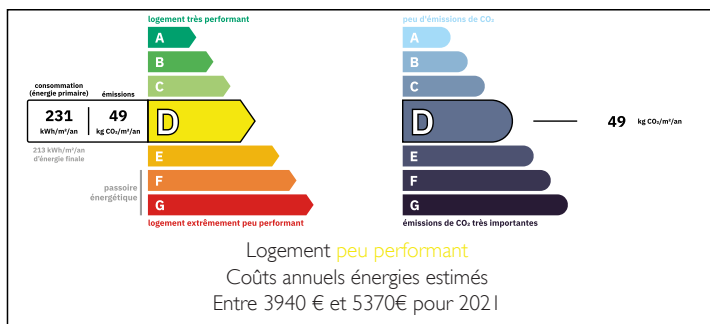


IN BRIEF

Just 10 km from Bergerac, this beautiful 4-bedroom house offers space, character, and flexibility. Blending original features like an ornate decorative gate with modern comforts, it includes a large lounge/dining room, a second reception room with fireplace, a ground-floor bedroom, bathroom, and separate WC, all with garden or terrace views. Upstairs are three more bedrooms, one with ensuite and fitted wardrobes, a WC, and a vaulted mezzanine perfect for a library, office, or play area.

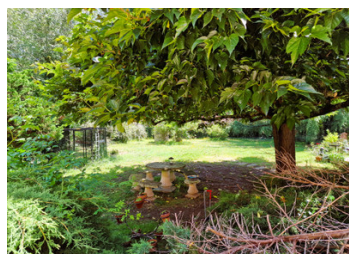
Outside, the spacious garden is filled with mature walnut, fig, apple, and mirabelle trees, with room for a vegetable garden and a swimming pool. Two garages/workshops, one with an enclosed veranda, add further possibilities. A peaceful property offering true lifestyle potential close to Bergerac.

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.



DESCRIPTION

Ground floor:

Living/dining room - 79.5 m²

2nd living/dining room/office - 33 m²

Kitchen - 16 m²

Bedroom - 16 m²

Bathroom - 6 m²

WC - 1 m²

Hallway - 9.5 m²

1st Floor:

Mezzanine - 26.5 m²

Landing - 2 m²

Bedroom 1 - 17 m²

- ensuite shower room 3.5 m²

Bedroom 2 - 18.5 m²

Bedroom 3 - 12 m²

WC - 2 m²

Garage 1 - 24 m²

Garage 2 with veranda - 38 m²

Boiler room - 12.5 m²

Terrace 60 m²

Other information :

Roof in excellent condition

Single glazed

Oil-fired central heating

Well

Fully fenced garden

Septic tank to be updated

Internet

LOCAL TAXES

Taxe foncière: 1992 EUR

Taxe habitation: EUR

NOTES

It is situated on the outskirts of Bergerac, a town in southwest France known for its old town's half-timbered buildings and the castles that dot the surrounding countryside. In the town, the Maison des Vins showcases the region's wine. It's housed in the Cloître des Récollets, a 17th-century cloister. Nearby, the Musée de Tabac documents the history of tobacco. In summer traditional barges cruise the Dordogne River, which runs through the city.

In Bergerac, you'll have access to the airport, TGV