

Beautiful home and 3 gites in the heart of the dordogne, only 25 minutes from Bergerac Airport.



## INFORMATION

Town: Monestier

Department: Dordogne

Bed: 13

Bath: 7

Floor: 450 m2

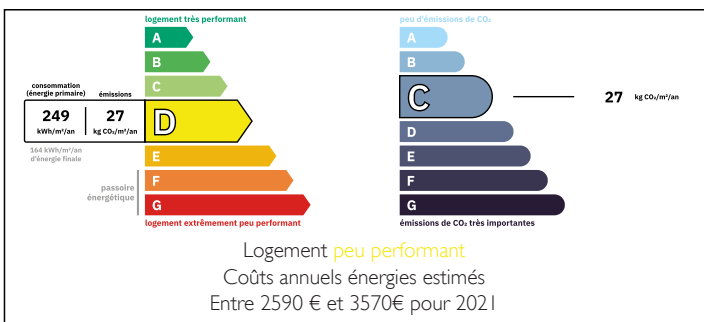
Plot Size: 10874 m2



## IN BRIEF

Gorgeous Perigourdine style property with 3 gites, wonderful views, and only 3 mins from prestigious Golf des Vigiers Hotel and Spa.

## 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

An established gite complex 20 mins from Bergerac airport and close to the Golf des Vigiers, beautifully situated with far reaching views and yet close to Sigoules a village with restaurants. A spacious and comfortable main house of modern construction with 4 bedrooms and 3 bathrooms. Three partly furnished stone gites /cottages with 2, 3 and 5 bedrooms respectively. This fabulous ensemble is complemented by a large 17 x 6 m heated swimming pool and an equipped gym / exercise room. Early viewing recommended.

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

## LOCAL TAXES

**Taxe foncière: 4417 EUR**

**Taxe habitation: EUR**

## NOTES