

Stunning design house, 5 mins from the prestigious GOLF CHATEAU DES VIGIERS, with 12m pool and elegant garden.

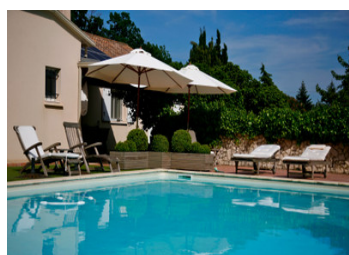


## INFORMATION

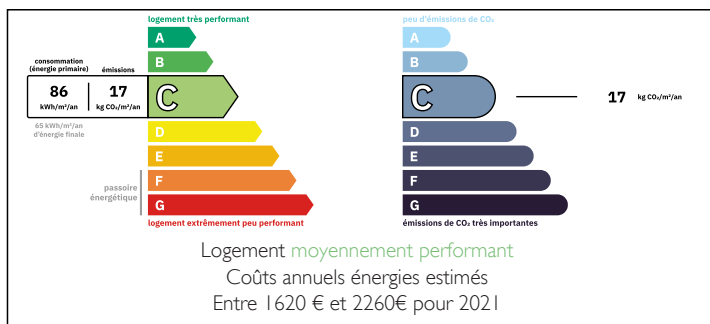
Town:	Monestier
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	12664 m2

## IN BRIEF

Luxurious home, built to extremely high standards, large swimming pool, land 1.25 hectares, perfect if you are looking for tranquillity and beauty with easy access to large towns. Located 5 mins drive to the Chateau de Vigiers with its 27 hole golf course and restaurants, 20 km to Bergerac Airport



## 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

This wonderful house with its luxury features is set in beautiful and well established gardens (1.26 hectares. ) The present owners chose the perfect spot to build this 1 storey house with large private pool, surrounded by vineyards and valleys. The attention to detail and comfort throughout is astounding! The property is built on a solid concrete foundation so that the house, drive, garages and pool are all on one solid level. No steps at all. The house benefits from solar panels, insulation and double glazing throughout, oil fired underfloor heating and radiators plus an air conditioning system which regulates the temperature throughout the year.

As you enter the house you are struck by the large amount of light flooding in...

## LOCAL TAXES

**Taxe foncière:** 2322 EUR

**Taxe habitation:** EUR

## NOTES

\*ENTRANCE HALL 4x3m, light and airy with terracotta floor and doors leading through to the guest suite and the open plan living area

\*Guest Bedroom 4x4.2m,

\*Guest enSuite 2.3x1.7m, with walk in shower, wc and sink

\*Spacious open plan LIVING ROOM 9x7m , terracotta floor, fireplace, patio doors opening onto beautiful terrace and view over mature garden and fish pond there are windows on both sides of the room

\*DINING AREA 7x4.5m Terracotta floor, double doors onto terrace and pool area

\*KITCHEN 4.25x 3.5m Fitted American style with all the mod-cons including integrated oven, fridge, 4 ring ceramic hob and extractor fan and integrated dishwasher. Travertine worktops

\*Indispensible 2nd KITCHEN – Utility Area 5x4.25m Terracotta floor, fitted kitchen units, gas hob, oven, microwave. ...