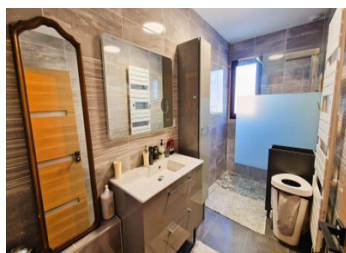
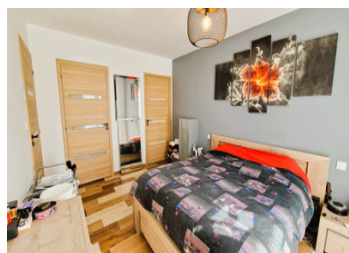
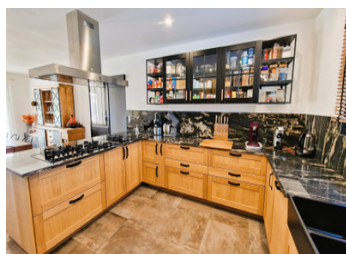
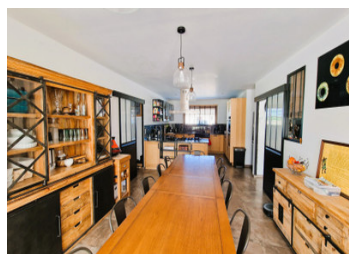


## Magnificent 9 bedroom property with covered pool, garage and home gym



## INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	9
Bath:	3
Floor:	249 m2
Plot Size:	6823 m2

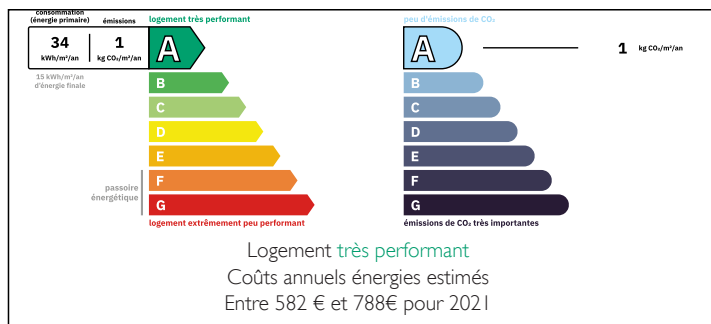


## IN BRIEF

Superb property built to a very high standard, offering a dining room opening onto a fully equipped kitchen with granite worktops, a lounge, 9 bedrooms including a master suite with bathroom and dressing room, 2 additional bathrooms and 2 separate WCs. Outside, there is a lovely covered swimming pool with solar shower, as well as a terrace, summer kitchen and pergola. The property also boasts a gym, a service room and a double garage. There is ducted heating with air conditioning, 2 thermodynamic water heaters, a water softener, an alarm and electric gates which give access to the granite-paved car park.

The property is perfect for large families and guests and with 2 separate entrances could even be divided to create 2 independent living quarters. The property is within walking distance of schools, shops and the train station,...

## 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

Additional information:

Porch - 2,14 m<sup>2</sup>

Entrance - 4,55 m<sup>2</sup>

WC - 1,53 m<sup>2</sup>

Living room - 26,44 m<sup>2</sup>

Dining room - 25,36 m<sup>2</sup>

Kitchen - 15,84 m<sup>2</sup>

Hallway - 3,31 m<sup>2</sup>

Parental Suite - 14,88 m<sup>2</sup>

Dressing - 5,70 m<sup>2</sup>

Bathroom - 6,89 m<sup>2</sup>

Bedroom 2 - 11,50 m<sup>2</sup>

Bedroom 3 - 11,49 m<sup>2</sup>

Shower room - 6,36 m<sup>2</sup>

Porch - 8,89 m<sup>2</sup>

Hallway - 5,81 m<sup>2</sup>

Laundry room - 10,14 m<sup>2</sup>

Game area - 19,94 m<sup>2</sup>

Bedroom 4 - 11,97 m<sup>2</sup>

Bedroom 5 - 11,49 m<sup>2</sup>

Bedroom 6 - 12,27 m<sup>2</sup>

Bedroom 7 - 12,06 m<sup>2</sup>

Bedroom 8 - 12,09 m<sup>2</sup>

Bedroom 9 - 12,03 m<sup>2</sup>

Bathroom - 7,11 m<sup>2</sup>

WC - 1,88 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

## NOTES

Garage + sports room: 100m<sup>2</sup>.

Garage/technical room and summer kitchen: 40m<sup>2</sup> & 50m<sup>2</sup>

Ducted heating and air conditioning

2 thermodynamic water tanks

Electricity: three-phase

Microstation

Wifi: Fibre

Alarm

Electric gate

Covered and heated swimming pool: 8m x 4m

Solar shower

Enclosed garden

The property is located in Montpon-Ménésterol

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