

Stone village house offering 3 bedrooms renovated with style and high quality materials !



INFORMATION

Town:	Lamonzie-Saint-Martin
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	1 100 m2



IN BRIEF

UNDER OFFER !

Charming stone village house with modern comforts

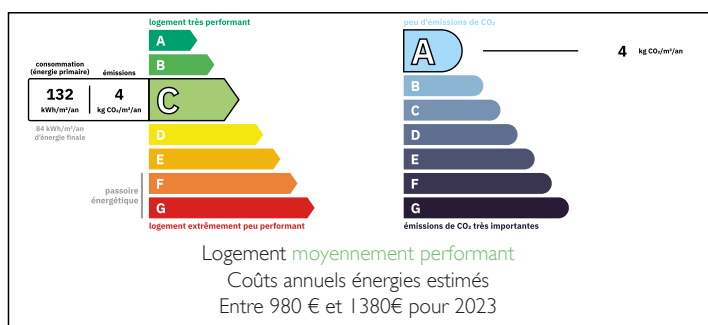
Discover this delightful stone village house, full of charm and character, and boasting all the modern comforts thanks to a recent renovation using high-quality materials.

With its prime location near nurseries, schools, shops, and public transportation, it has all the ingredients to become the perfect family home.

It could also be the ideal second home for relaxing in the heart of the beautiful Périgord Pourpre region!

This is an opportunity you won't want to miss!

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: 1651 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming stone village house in the heart of the village of Lamonzie-Saint-Martin !

Nestled in the center of a quaint village, this delightful stone house is just steps away from local shops and public transportation, making car-free living a breeze!

Built in 1920, this property exudes the character and charm of old-world homes while offering all the modern comforts. Recently renovated with taste and high-quality materials, you can simply unpack and settle in.

Set on a 1060 m² plot, this 123 m² house provides a pleasant and functional living space. The ground floor features an open-plan kitchen and spacious living room (41 m²), a laundry room, a shower room with WC, an office, and a charmingly vintage veranda (18 m²).

Upstairs, you'll find three spacious bedrooms (10, 11 et 13 m²), a shower room, a WC, and a dressing room.

The attic offers exciting potential for conversion, perhaps creating one or two additional bedrooms, a luxurious master suite, or the ultimate children's playroom.

The house's south-facing orientation ensures abundant natural light throughout the day, creating a warm and inviting atmosphere.

A large 160 m² garage and a 20 m² outbuilding provide additional space for a variety of needs.

A train station just a 10-minute walk away offers convenient access to Bordeaux (1h30 by TER) and Bergerac (20 minutes). By car, Bordeaux is 1h30 away and Bergerac is just 10 minutes.

With an energy efficiency rating of C, this home is