

Lovely 6 bedroom Périgourdine house in a quiet hamlet within easy distance to small town



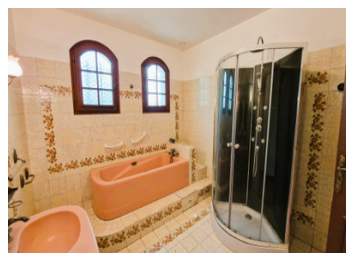
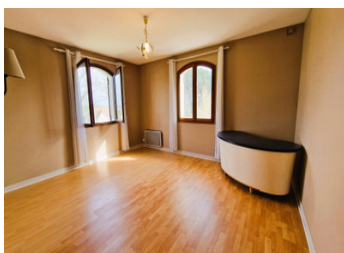
INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	274 m2
Plot Size:	4508 m2

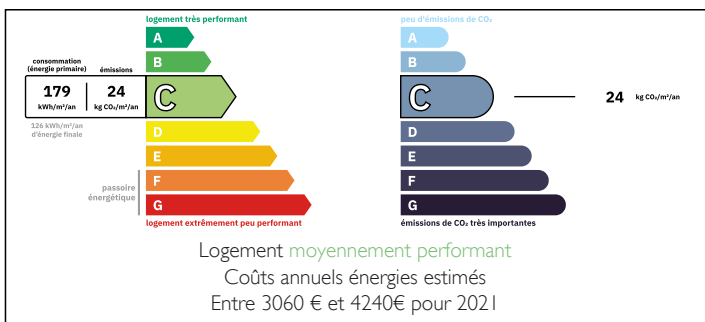
IN BRIEF

Tucked away in a peaceful hamlet yet just five minutes from all amenities, this charming six-bedroom Périgord property is full of character and traditional appeal. Set on a generous plot, it features a large garden, two terraces, a carport, and the option to acquire additional land.

While the property would benefit from some updating, it offers spacious living areas, including a large kitchen with a fireplace, a dining room, a sitting room with another fireplace, a study, and a cellar. The ground floor also includes two bedrooms, a bathroom, and a separate WC. Upstairs, you'll find four more bedrooms, a games room (which could serve as an additional bedroom), and a second bathroom.

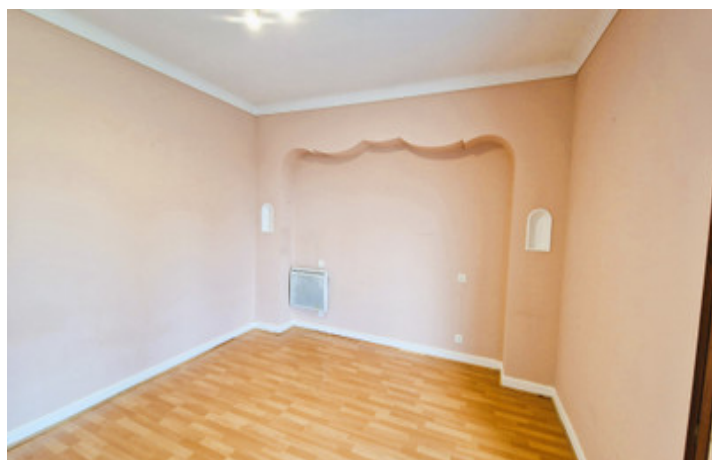


ENERGY - DPE



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: 568 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ideal as a family home or a guesthouse, this property provides a tranquil retreat without sacrificing convenience. The motorway, train station, several large supermarkets (Intermarché, Lidl, and Auchan), a petrol station, schools, medical services, restaurants, bars, garages, a cinema, and a vibrant weekly market are all just five minutes away.

Major cities like Bordeaux, Périgueux, and Bergerac are within a 35 to 45-minute drive, and Périgueux, Libourne, and Bordeaux are easily accessible by train.

Ground floor

- 1 kitchen with large fireplace
- 1 sitting room with fireplace
- 1 dining room
- 1 utility room
- 1 cellar
- 1 separate toilet
- 1 bathroom with bath and shower cubicle
- 2 bedrooms
- 1 study

First floor

- 4 bedrooms
- 1 games room
- 1 bathroom

-1 attic

Outside

- 1 garden of 3500 m2
- 2 large tiled terraces
- 1 carport (for 2 vehicles)
- 1 well

Additional information:

Oil-fired central heating and electric radiators
Double-glazed windows
Roller shutters on the southwest/north side
Wooden shutters on the southeast side
Gutters replaced 4 years ago