

Between Eymet and St Foy la Grande, 3 bed bungalow with pool and garage



INFORMATION

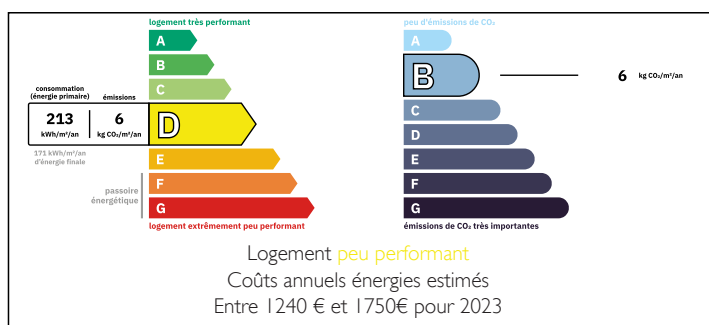
Town:	Monestier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	3254 m2

IN BRIEF

A comfortable 3 bedroom property with large garden, swimming pool and garage. Views over the vineyards to the back and easy access to Eymet (15km) , Sigoules (11km) and St Foy La Grande (11km) , with Bergerac and its airport only 25 mins away by car. The prestigious golf des Vigiers is also 3km away.



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

The house

Benefitting from double glazing throughout, mains drainage the rooms are composed thus:

Sitting Room (28.58 m²)

Dining Room (17.50m²)

Fitted kitchen (12.40m²)

Corridor to bedrooms (12.07m²)

WC (2.12m²)

Bathroom (4.87m²)

Bedroom 1 (12.07m²)

Bedroom 2 (11.09m²)

Bedroom 3 (12.25m²)

Covered terrace to the front of the house

Outside,

Large garden (3254m²)

Garage (20m²)

Swimming Pool 8 x 4

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

LOCAL TAXES

Taxe habitation: EUR

NOTES