

Lovely 4 bed Périgourdine house in a quiet hamlet close to amenities and train station - Ménésplet 24700

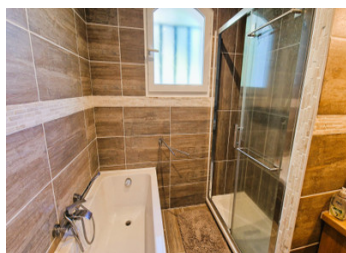
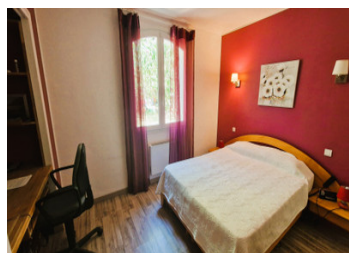
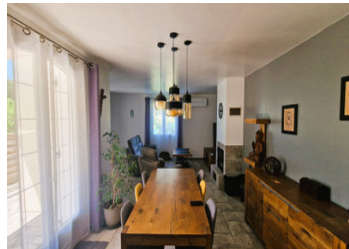
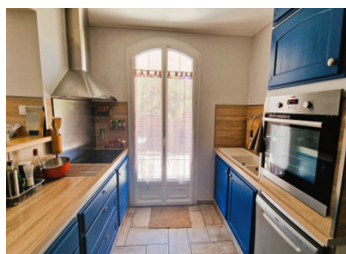


## INFORMATION

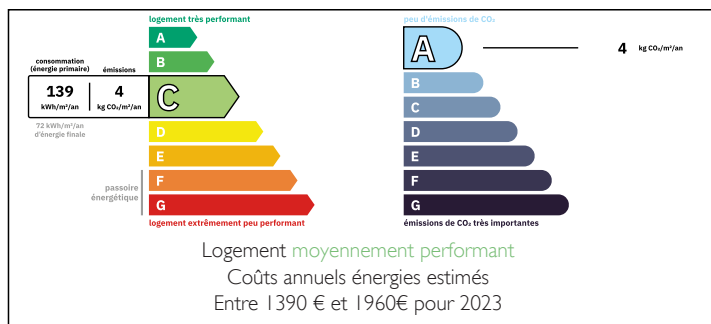
Town:	Ménésplet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	4509 m2

## IN BRIEF

Charming 4-bedroom Périgourdine-style house in a peaceful hamlet in Ménésplet (Dordogne), just minutes from Montpon-Ménestérol. This well-maintained countryside home offers easy access to shops, services, the A89 motorway, and a train station with direct links to Bordeaux. The property features a spacious 30 m<sup>2</sup> living room with a wood-burning insert, a fully equipped kitchen with dining area, two bedrooms on the ground floor, one bathroom with bath and shower, plus a second bathroom upstairs with a sauna. Set on a 4,900 m<sup>2</sup> fully enclosed plot with electric gate, the home also includes a garage, wooden shed, greenhouse, chicken coop, above-ground pool, well, and fruit trees. Energy-saving features include double glazing, reversible air conditioning, solar water heater, and well-insulated attic. Only the septic system needs updating (estimated cost: €12,000–€15,000). Ideal as a family residence or holiday home.

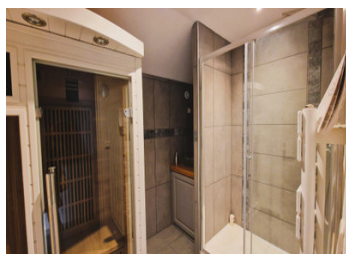


## ENERGY - DPE



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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 well-maintained property offers excellent indoor and outdoor living features, ideal for both year-round living or a holiday home. Set on a generous plot, the home includes a spacious 30 m<sup>2</sup> terrace with two electric awnings, a wooden above-ground pool, and a landscaped garden with a variety of mature fruit trees including plum, apple, peach, mirabelle, and Reine-Claude.

Additional features include:

Detached garage with automatic door (for one car)

Electric gate for secure access

Double glazing and wooden shutters throughout

Efficient heating with a wood-burning insert, two reversible air conditioning units on the ground floor, and electric convectors

Soon-to-be available fibre internet

## LOCAL TAXES

**Taxe foncière: 1052 EUR**

**Taxe habitation: EUR**

For those who enjoy gardening or DIY, the property also includes:

A chalet workshop, 9 m<sup>2</sup> greenhouse, attached pantry/laundry room with solar/electric water heater, and several rainwater tanks

A covered lean-to, a well, and a large 40 m<sup>2</sup> chicken coop

A barbecue area, fountain, and a constructible section of the plot with solar panels installed by the owner to reduce electricity costs

## NOTES

The roof has been treated, insulation is good, and the home is ready to move into with no major works needed.

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