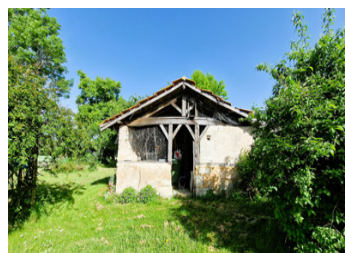


## Lovely Périgordian Stone House, 2 Bedrooms, Village Amenities, 1h Bordeaux & Bergerac, 40 mins St Émilion



## INFORMATION

Town:	Eygurande-et-Gardedeuil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	1591 m2



## IN BRIEF

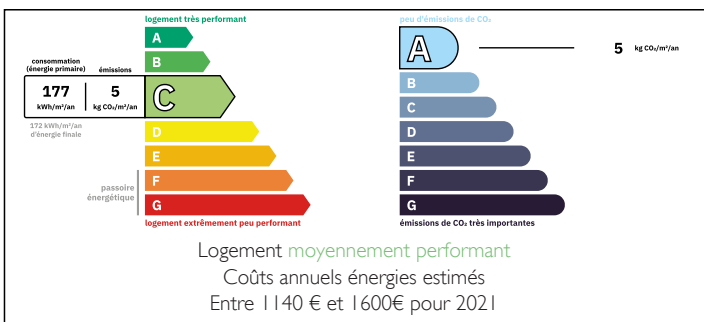
Located in a peaceful village in the Dordogne, just 8 km from Montpon-Ménestérol, this charming Périgordian stone house combines character, comfort, and excellent potential.

The property offers a bright sitting room, fitted kitchen with cellar, 2 bedrooms, bathroom, and separate WC. Two attached barns provide exciting scope to create additional living space, gîte, or workshop. At the rear, a private south-facing garden with countryside views, mature planting, and a stone outbuilding adds to the appeal.

The house is in very good structural condition, with modern insulation, a new heating system, and a septic tank installed in 2020.

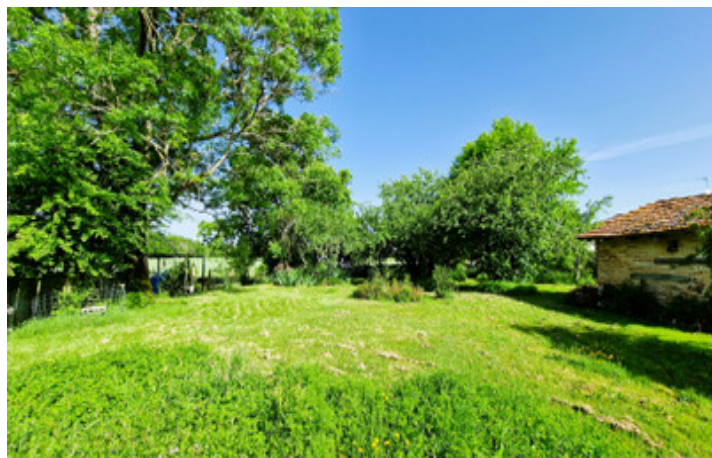
Perfect as a holiday home, rental investment, or permanent residence. Ideally located close to all amenities: Montpon-Ménestérol (train station, shops,

## 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

This pretty stone house is accessed through a small gate.

Sitting room with wood burner : 25m<sup>2</sup>

Bedroom 1 with wooden floor : 25m<sup>2</sup>

Bedroom 2 : 12,30m<sup>2</sup> with original tiles

Kitchen: 14m<sup>2</sup>

Cellar : 9,50m

Bathroom : 10m<sup>2</sup>

WC

Attached barn 1 : 36m<sup>2</sup> -Height : 6m - (quote for a 3rd bedroom: 2800€)

Technical room : 9m<sup>2</sup>

Barn 2 with stables : 93m<sup>2</sup> - Height : 4,30m

Stone garden shed : around 20m<sup>2</sup>

Mature garden, fully enclosed

## TECHNICAL INFO

Fully insulated

Double-glazed

New heating : heat pump, wood burner

Good roofs (bills)

Up to date septic tank drainage

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

## LOCAL TAXES

Taxe foncière: **460 EUR**

Taxe habitation: **EUR**

## NOTES