

Pretty Perigordian house with 2 bedrooms and potential for more in quiet village near Montpon-Ménestérol

EXCLUSIVE



## 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 just 8 km from Montpon-Ménestérol, this characterful Périgordien property offers potential and charm in equal measure. The house features a bright sitting room, fitted kitchen with cellar, 2 bedrooms, a bathroom, and a separate WC. There is excellent potential for further accommodation with two attached barns on either side of the house.

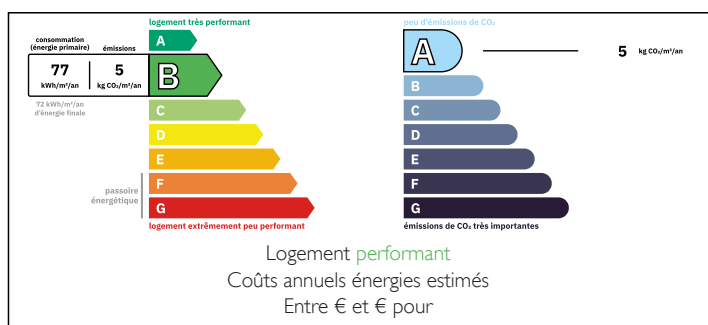
To the rear, enjoy a lovely private garden with countryside views, a stone outbuilding, and mature planting. The house is in very good structural condition, with a new heating system, modern insulation, and a conforming septic tank (2020).

Perfect as a holiday home, rental investment, or full-time residence. Located close to essential services:

Montpon-Ménestérol (train station, shops,

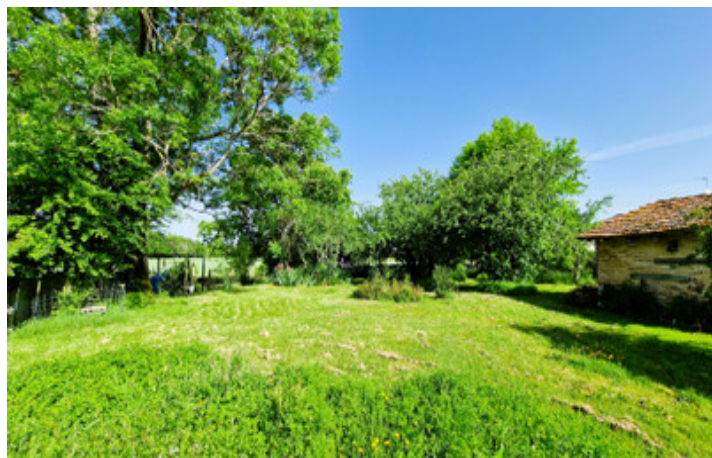


## ENERGY - DPE



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