

## Charming 3-Bedroom Home with Pool, Garage & Garden in Peaceful Lamonzie-Saint-Martin



## INFORMATION

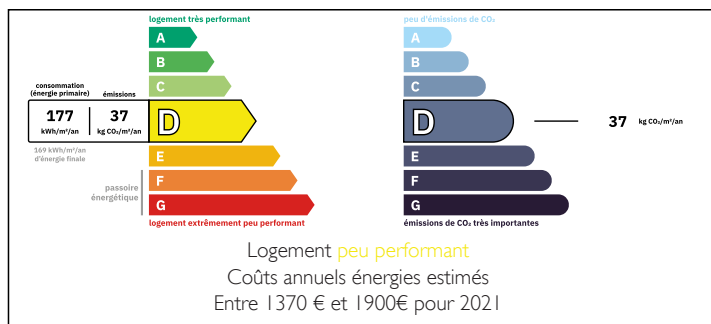
Town:	Lamonzie-Saint-Martin
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	113.25 m2
Plot Size:	5839 m2

## IN BRIEF

In a quiet residential area of Lamonzie-Saint-Martin, this 3-bedroom home with office includes 2 bathrooms, a pool, terrace, garage, and workshop — all set in a lovely private garden, just minutes from Bergerac.



## 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

Nestled in a peaceful part of Lamonzie-Saint-Martin, just a short drive from Bergerac, this charming home offers a lovely balance of comfort, practicality and outdoor living. The ground floor opens into a spacious living and kitchen area, ideal for everyday family life or entertaining. You'll also find a laundry room, a bathroom with shower, and a bedroom on this level, making it easy to accommodate guests or enjoy single-level living.

Upstairs, there are two additional bedrooms, a home office, and a second bathroom — perfect for a family or those who work remotely.

Outside, the private garden is a real highlight, featuring a terrace for outdoor dining, a swimming pool to enjoy in the summer months, a garage for secure parking, and a workshop for hobbies or storage.

This is a fantastic opportunity to settle into a well-laid-out home in a tranquil Dordogne setting, with all amenities just a few minutes away by car.

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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 habitation: EUR

## NOTES