

Longère with 5 rooms, 137 m² of living space, blending charm and comfort on a plot of 1900 m



INFORMATION

Town:	Saint-Germain-et-Mons
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	125 m ²
Plot Size:	1939 m ²

IN BRIEF

Renovated longère in Dordogne near Bergerac

Beautifully renovated 125 m² farmhouse in Saint-Germain-et-Mons, just 10 minutes from Bergerac and its airport.

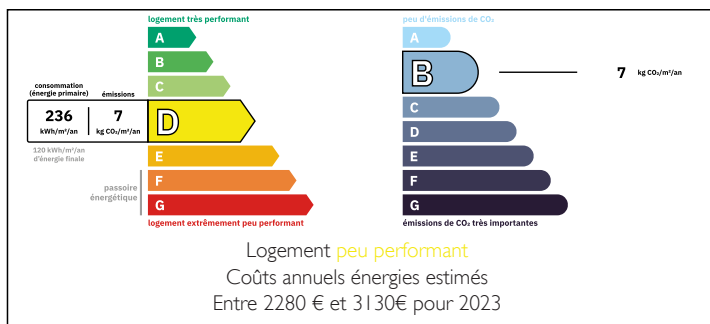
Recent kitchen, two spacious bedrooms and bathroom.

Spacious living & dining area with exposed stonework, beams, and fireplaces (one including a pellet stove).

Additional outbuilding (36 m², two levels) with bedroom, perfect for a studio or office.

Three more outbuildings: two large barns (120 m² each, one suitable for a camper van) and a former pigsty (50 m²).

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

Superb Renovated Longère in Dordogne with Incredible Potential!

Discover this magnificent longère of approximately 125 m² (1350 sq ft) of living space, nestled in the heart of the Dordogne, in the charming commune of Saint-Germain-et-Mons.

Ideally located just minutes from Bergerac and its airport, this property offers a peaceful living environment and easy access to amenities.

The house has benefited from a recent renovation, bringing modernity and comfort.

The fully redone kitchen, as well as the two spacious bedrooms and the shower room, have been tastefully updated.

The living room and dining room have retained their authentic character with their exposed stone and original beams. Each room has its own fireplace, one of which is equipped with a pellet stove, offering an economical and ecological heating method.

An Ideal Setting for Your Projects!

In addition to the main longère, a small outbuilding houses an additional bedroom, offering the possibility of creating a charming independent studio or an office.

The property is completed by three generous outbuildings:

Two barns, each approximately 120 m² (1292 sq ft), one with an upper floor, offering considerable potential for various developments.

An old pigsty of approximately 50 m² (538 sq ft), ideal for a workshop or storage space.

The exterior boasts many assets, with a sunny

LOCAL TAXES

Taxe foncière: 1177 EUR

Taxe habitation: EUR

NOTES