

Character stone longhouse with outbuildings and pool potential near Bergerac, Dordogne



INFORMATION

Town:	Saint-Germain-et-Mons
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	158 m ²
Plot Size:	1939 m ²

IN BRIEF

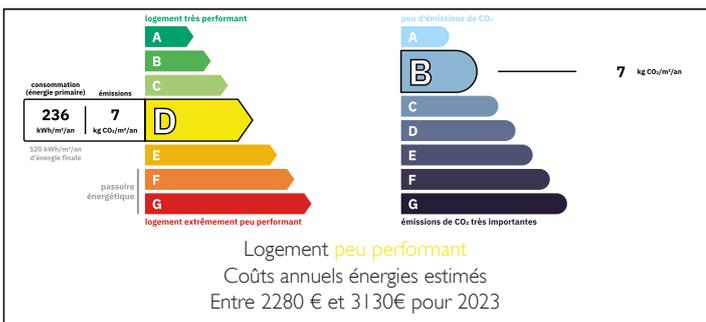
Just minutes from Bergerac and its airport, in the peaceful village of Saint-Germain-et-Mons, this character stone longhouse offers approximately 158 sqm of living space combining Dordogne authenticity, modern comfort and outstanding development potential.

Carefully renovated in its key areas, the house features exposed stone walls, wooden beams and fireplaces, including a pellet stove providing economical and eco-friendly heating. The interior is warm, welcoming and immediately habitable.

Several outbuildings, including two 120 sqm barns and a former pigsty, offer exceptional potential for conversion, workshops or additional accommodation. The swimming-pool-ready plot enjoys open views over the surrounding countryside.

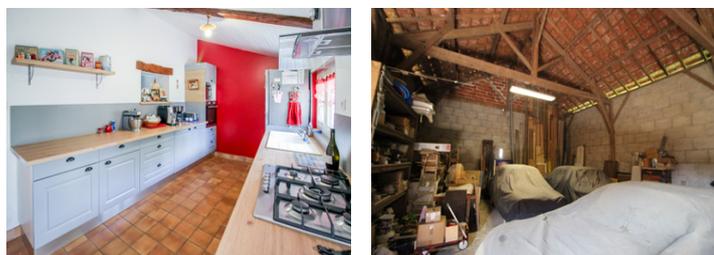
A rare opportunity for buyers seeking space,

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

Located in the sought-after commune of Saint-Germain-et-Mons, just a few minutes from Bergerac, its shops and its international airport, this character longhouse perfectly reflects the Dordogne art of living.

Set in a peaceful environment, it offers a rare balance between rural tranquillity and easy access to amenities, with the Dordogne River, cycle paths and local services reachable by bike.

The main house offers approximately 158 sqm of living space and immediately impresses with its authentic charm. Original features have been carefully preserved and enhanced, including exposed stone walls, wooden beams and traditional fireplaces, creating a warm and timeless atmosphere.

Key areas such as the kitchen, shower room and two spacious bedrooms have been tastefully renovated, allowing immediate occupation while leaving scope for further personalisation.

The living areas are comfortable and inviting, enhanced by a pellet stove that provides efficient, economical and environmentally friendly heating. The property successfully combines the character of the old with modern comfort, offering a pleasant and functional living environment.

One of the major strengths of this property lies in its extensive outbuildings, which provide remarkable development potential. A first outbuilding already includes a bedroom and could easily be converted into an independent studio, office or guest accommodation.

Two large barns of approximately 120 sqm each, one with an upper level, along with a former pigsty of around 50 sqm, offer numerous possibilities for renovation projects, workshops, storage or small-scale hospitality ventures.

LOCAL TAXES

Taxe foncière: 1 177 EUR

Taxe habitation: EUR

NOTES