

Charming Périgourdine House within Walking Distance of Town and Weekly Market



INFORMATION

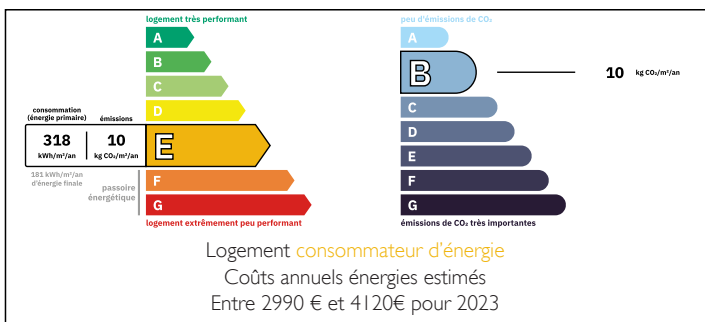
Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	152 m2
Plot Size:	743 m2

IN BRIEF

Just a short stroll from the centre of town and its bustling Wednesday market, this traditional Périgourdine-style home combines character with convenience. Built in stone and brick, it offers plenty of authentic charm.



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

The spacious lounge features a fireplace and tiled floors, while the kitchen also benefits from a fireplace and doors leading directly out to the not overlooked private garden

The property offers three bedrooms, two bathrooms, a separate toilet, a cellier, and a dressing room. Heating is provided by electric radiators complemented by two fireplaces, creating a warm and welcoming atmosphere.

Outside, you'll find off-road parking, a carport, and a secluded garden – the perfect spot to enjoy the peace and privacy of this lovely setting.

This is an ideal opportunity for anyone seeking an authentic Périgourdine home with modern comfort, within walking distance of all amenities.

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