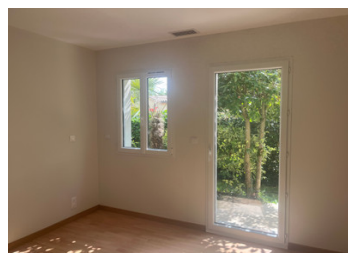


## New house with outbuilding and garden for the over-50s



## INFORMATION

Town:	Montcaret
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	70.45 m <sup>2</sup>
Plot Size:	599 m <sup>2</sup>

## IN BRIEF

Just 1 hour from Bordeaux, Périgueux and Marmande, 40 minutes from Libourne and Bergerac, and 30 minutes from St Emilion, discover this new 70 m<sup>2</sup> house with an adjoining 30 m<sup>2</sup> outbuilding, in a residence for the over-50s in the Dordogne. The house comprises:

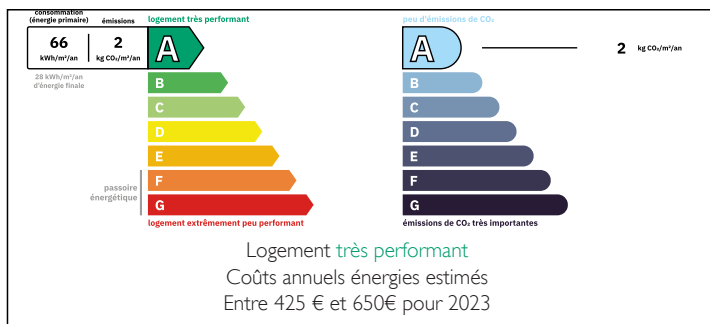
- a spacious and bright living room with an open-plan kitchen/dining room,
- two comfortable bedrooms,
- a modern shower room with WC,
- a terrace overlooking the garden.

An adjoining outbuilding completes this property, with a garage, a convertible mezzanine and a laundry room equipped with a shower and sink.

All set on 599m<sup>2</sup> of land with a garden and garden sheds for storage.

In addition, the residence offers a landscaped communal area, a social room for residents to get together, and a future wellness area with sauna and jacuzzi.

## 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

New house with 70 m<sup>2</sup> of living space, featuring an entrance hall leading to a living area of over 40 m<sup>2</sup> with an open-plan kitchen/dining room, two bedrooms of approximately 10 m<sup>2</sup> each, and a shower room with toilet. Adjacent to the house is a large enclosed garage with a mezzanine and a laundry room with sink and shower. The property is set on 599 m<sup>2</sup> of land with an enclosed garden and garden sheds, within a residence that is over 50 years old.

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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