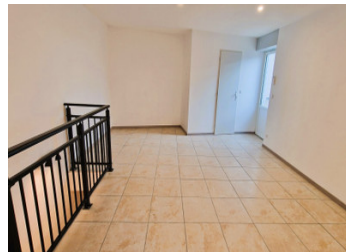


## Bright renovated 1-2 bed townhouse in Montpon-Ménestérol – Ideal rental between Bergerac & Bordeaux



## INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	83 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



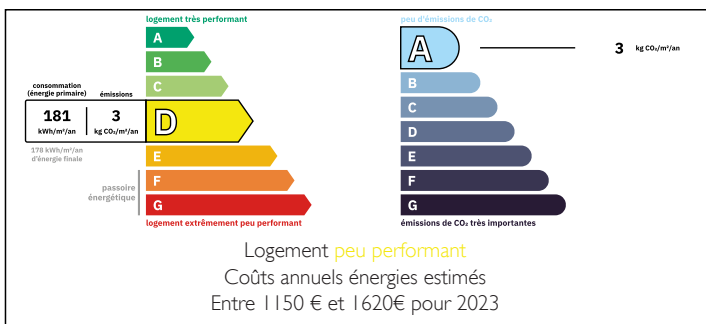
## IN BRIEF

Investor's dream! This bright and fully renovated townhouse is located in the heart of Montpon-Ménestérol, just 40 minutes from Bergerac and 1 hour from Bordeaux.

The flexible layout includes a light-filled kitchen/dining area with living room (which can serve as a second bedroom) on the first floor, plus a spacious and sunny main bedroom on the top floor. A modern shower room, separate WC, storage room and practical entrance complete the property.

With an estimated rental income of €650/month, it's a rare opportunity in Dordogne, perfect as a rental investment, holiday home or first purchase.

## 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.



## LOCAL TAXES

**Taxe foncière:** 713 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Comfort features include PVC double glazing, electric shutters, reversible air conditioning, inertia radiators and a slim 80L water heater. Connected to mains drainage and with all shops, schools and services just a short walk away, this property offers excellent convenience.

Montpon-Ménestérol is a charming town in the Dordogne department, Southwest France, located along the Dordogne River. It offers a peaceful lifestyle with local shops, schools, and amenities within walking distance, while being well-connected by road and train to Bergerac, Bordeaux, and surrounding towns. Its combination of historic architecture, riverside scenery, and proximity to the vineyards and countryside makes it ideal for families, retirees, and investors.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>