

High standard property comprising two houses, outbuildings, two swimming pools, great letting potential.



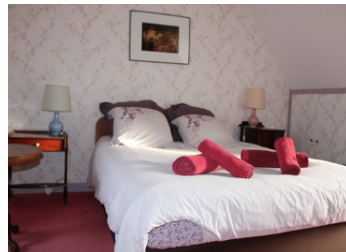
## INFORMATION

Town:	Monplaisant
Department:	Dordogne
Bed:	10
Bath:	6
Floor:	550 m2
Plot Size:	12712 m2

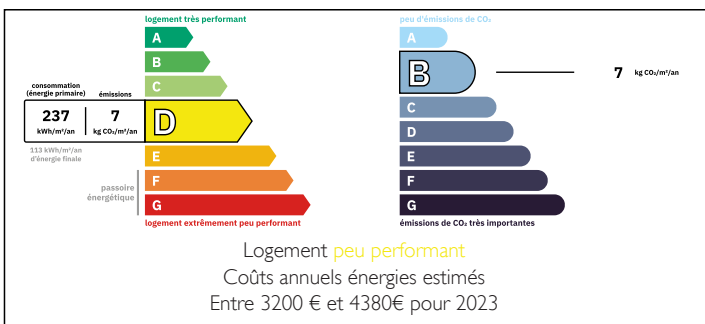
## IN BRIEF

Beautiful and immaculate property comprising two distinct houses as a rental investment or main residence, including in total 10 bedrooms, 7 bathrooms, 3 kitchens, outbuildings, 2 sw. pools, beautiful garden with ornamental trees, lawn of about 1,3ha(3 acres).

Great location and close to amenities. Solar panels with revenues. Interesting rental income. Many improvement and fitting workings have been made by the owners since 2019. Close to amenities as well as many tourist spots. Access with two independent electric gates with a 100 meters long private drive way leading to the houses.



## 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

Two houses with character and comfortable in the Périgord Noir.

The main house, Maison "Fauvel" :

Its beautiful front door solid wood with a lovely entrance hall (17.50 m<sup>2</sup>).

A large hallway leads to a ground-floor bedroom suite (15.50 m<sup>2</sup>) with a French door opening onto a private terrace, large built-in wardrobes, and a tiled bathroom with a large bath and shower (14.55 m<sup>2</sup>), as well as another French door leading to the terrace.

The corridor also leads to an access to the enclosed garage (31.25 m<sup>2</sup>) with electrical panel and photovoltaic inverter, as well as a door leading to the laundry area and the garden.

A wood storage area ( 18.50 m<sup>2</sup>), laundry room (12.50 m<sup>2</sup>), and technical room for the swimming pool with a recent pump complete this area.

The kitchen (22.50 m<sup>2</sup>) , fully equipped, with terracotta floors and recent renovation with access to the terrace with local pavement.

The large and well exposed living and dining room (50 m<sup>2</sup>) benefits from four sets of double-glazed French doors with exposed-beam ceiling enhances the character of the room with a stone fireplace fitted with a wood burner.

Large built-in closets with excellent completion add charm and comfort.

From the entrance, an oak staircase leads to the upper floor with a mezzanine ( 17.45 m<sup>2</sup>) and recent parquet flooring.

On this level, three bedrooms (12.75 m<sup>2</sup>, 12 m<sup>2</sup>, and 10 m<sup>2</sup>) including one in the tower with Velux windows and lovely exposed beams.

A shower room, a toilet, and a bathroom with...

## LOCAL TAXES

**Taxe foncière:** 4155 EUR

**Taxe habitation:** EUR

## NOTES