

residential house with barn and annex on wooded grounds



INFORMATION

Town:	Mensignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	7562 m2

IN BRIEF

Near Périgueux, in a hamlet, a pleasant, comfortable and spacious family home with 223 m² of living space, completely renovated, welcomes you on over 7,500 m² of wooded land. Fruit trees, truffle field.

Ancillary buildings such as a barn, separate bedroom and woodshed contribute to a privileged, peaceful and bucolic lifestyle.

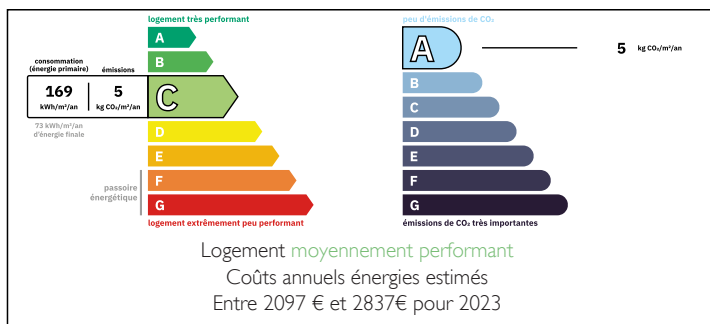
This elegant property offers 4 bedrooms, 1 study, 1 large living room, 1 fitted kitchen, 2 shower rooms or bathrooms, utility and technical rooms.

The house is equipped with central heating via a heat pump and a thermodynamic water heater. Good insulation, double glazing.

Recent sanitation via a micro sewage treatment plant.

Schools and colleges 10 minutes away. A89 motorway 15 minutes away. Bergerac airport 50 minutes and Bordeaux 90 minutes.

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

Located in a hamlet near the village of Mensignac, the house comprises on the ground floor:

- a bright living room of over 40 m² with an open fireplace (possibility of installing a stove)
- 18 m² bedroom or study
- 21 m² fitted kitchen with staircase to the upper floor and access to a terrace/summer dining room
- 1 shower room (6 m²) and separate WC
- 1 laundry room and boiler room (30 m²)

Upstairs:

- 3 bright bedrooms (17 m²-14 m²-11 m²)
- 1 spacious bathroom with spa bath, walk-in shower and dressing room (12 m²)

On the second floor in the tower:

- 1 room with superb exposed beams and commanding views of the surrounding countryside (13m²)

Large barn/garage of over 150m² adjoining the house.

Part of it has been converted into an office or bedroom.

Mezzanine and large storage/workshop space.

A covered courtyard on the park side also serves as a relaxation/dining area.

Another completely renovated outbuilding provides additional living space(30m²) with its mezzanine.

A workshop/greenhouse has been created in a former outbuilding.

We are 10 minutes from the shopping areas of Marsac/Chancelade.

Beautiful garden/park full of romance with a touch of exoticism.

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