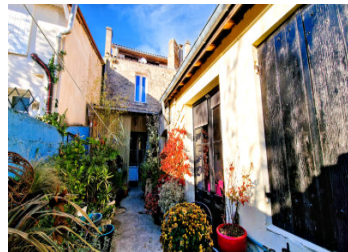


## Charming Stone House with Courtyard in Villefranche-de-Lonchat – Shops Nearby, 1 Hour from Bordeaux

EXCLUSIVE



## INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	60 m <sup>2</sup>

## IN BRIEF

Nestled in a highly sought-after Dordogne village, this enchanting 2/3 bedroom stone property perfectly blends character, convenience, and lifestyle. The home also features a separate office, a stone-built shed, and a spiral wooden staircase leading to the top-floor room, which offers lovely views over the surrounding countryside.

Located just a short stroll from a pharmacy, post office, bakery, restaurant, & grocery, the house is in a vibrant community close to leisure activities, the beautiful Dordogne countryside, and excellent transport links.

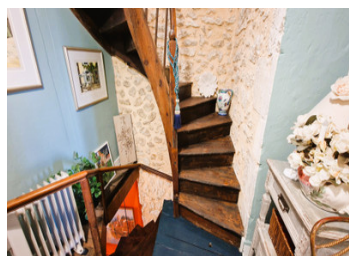
Situated only 10 minutes from Montpon-Ménéstérol, with motorway access (A89) and direct trains to Bordeaux, this property is ideal for both full-time living and holiday use. You're also 38 km from Bergerac, near Lac de Gurson, and within easy reach of golf courses, walking trails, and popular tourist

## ENERGY - DPE

DPE not required.

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

Ground Floor:

Lounge - 32 m<sup>2</sup>

Kitchen - 12.54 m<sup>2</sup>

Garden Room/Office - 17.68 m<sup>2</sup>

First Floor:

Bedroom 1 - 13.82 m<sup>2</sup>

Dressing Room - 9.17 m<sup>2</sup>

Bedroom 2 - 13 m<sup>2</sup>

Bathroom - 5.22 m<sup>2</sup>

Second Floor:

Lounge 2/Bedroom - 35.35 m<sup>2</sup>

Exterior:

Courtyard – 66 m<sup>2</sup>

Shed – 26.78 m<sup>2</sup>

No rear access, making the property secure and private.

Additional Features:

Mains drains

Double glazing throughout (except kitchen door and garden room)

Fibre internet

Linky meter installed

Roof of main house replaced in 1991, garden room roof in 2022

No heating installed (blank canvas for your choice of system)

## LOCAL TAXES

Taxe foncière:

263 EUR

## NOTES

Ideal For:

A family home

A holiday home in Dordogne

A rental or seasonal investment property

Buyers seeking a character village property near Bordeaux and Bergerac

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