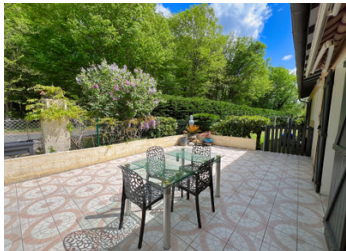


A single-storey house with 180m<sup>2</sup> of living space on a 4,131m<sup>2</sup> plot



## INFORMATION

Town:	Mensignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	181 m <sup>2</sup>
Plot Size:	4131 m <sup>2</sup>

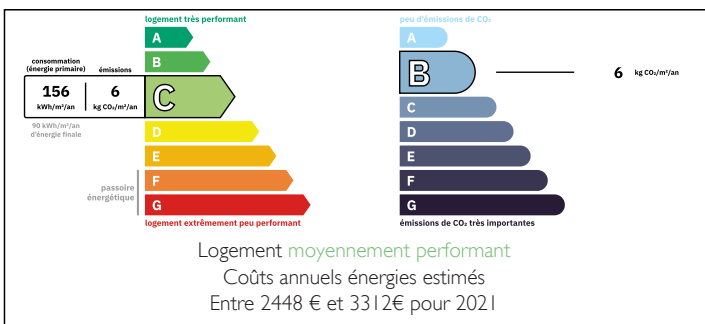
## IN BRIEF

A single-storey house with 180m<sup>2</sup> of living space, comprising 4 bedrooms, 2 kitchens, 2 living rooms, 1 shower room and a full bathroom, as well as a large utility room, suitable for people with reduced mobility (wheelchair users).

Currently, the house comprises two separate living areas, each with a kitchen, a living room and two bedrooms, but a fifth bedroom and an additional shower room/bathroom could easily be added to turn it into a large family home.

The house has two terraces, one of which overlooks the swimming pool and the lovely, fully enclosed garden with fruit trees.

## 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

The original house was completed in 1985 and comprised an entrance hall, a utility room, two bedrooms, a bathroom, a toilet, a separate kitchen and a living room.

In 2006, an extension was added, alongside the refurbishment of the original house, to provide accommodation for elderly people and those with reduced mobility, featuring three bedrooms and two shower rooms.

The owners, now retired, have redesigned this second section by converting the shower room into a kitchen and the largest bedroom into a living room for use as a holiday let.

It would therefore be very easy to restore this property to its original layout to create a large family home.

The property features a 9.5m x 4m swimming pool with a wide wooden decking area, as well as two separate terraces. The 4,131m<sup>2</sup> enclosed plot is partially wooded with a variety of tree species, including fruit trees.

This house is in excellent condition; no work is required. The two septic tanks comply with current regulations.

There is a bakery and a grocery shop just 2 minutes away, and the shopping area of Marsac-sur-l'Isle is 15 minutes away, with its supermarkets, pharmacy and all kinds of shops.

Périgueux, the prefecture of the Dordogne, is 20 minutes away (train station)

Bordeaux is 1 hour 30 minutes away

Bergerac is 50 minutes away (airport)

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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