

## Charming Family Home with Pool and Vineyard Views



## INFORMATION

Town:	Monbazillac
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	208 m <sup>2</sup>
Plot Size:	3096 m <sup>2</sup>



## IN BRIEF

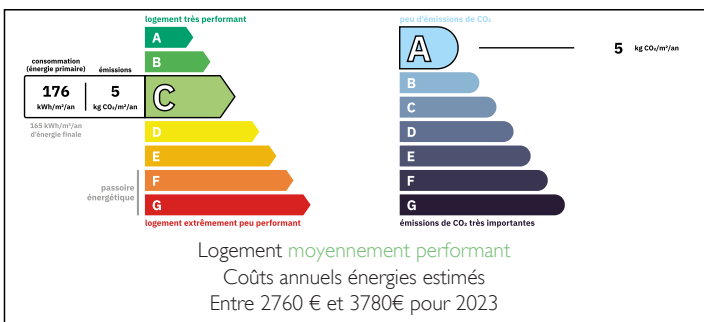
208 m<sup>2</sup> family home with vineyard views in Monbazillac.

6 bedrooms, pool, terraces, summer kitchen and double garage on 3,096 m<sup>2</sup> of land.

Peaceful setting close to Bergerac and amenities.



## 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: **2070 EUR**

## NOTES

## DESCRIPTION

Located in the heart of the highly sought-after Monbazillac countryside, this charming detached property offers approximately 208 m<sup>2</sup> of living space in a peaceful setting with beautiful views over the surrounding vineyards and rolling countryside.

Combining character, generous volumes and modern comfort, this property is perfectly suited as a permanent residence, holiday home or family retreat in the Dordogne.

The ground floor comprises:

- A bright living room with fireplace insert
- A separate fitted kitchen
- A dining room opening onto the terraces
- One bedroom with shower room
- Entrance hall
- Utility room and boiler room
- Separate WC

Upstairs, the property offers:

- Five additional bedrooms
- A study/home office
- Two bathrooms
- One shower room
- Two additional WCs
- Storage areas and attic space

Outside, the landscaped grounds of approximately 3,096 m<sup>2</sup> feature:

- A saltwater swimming pool
- Several terraces ideal for outdoor entertaining
- Summer kitchen and covered dining area
- Double garage
- Open panoramic views over the vineyards

Additional features include:

- Excellent overall condition
- Double glazing throughout