

Périgord – Farmhouse comprising a main house and two holiday cottages in a peaceful setting with views of the



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Montrem  |
| Department: | Dordogne |
| Bed:        | 5        |
| Bath:       | 3        |
| Floor:      | 224 m2   |
| Plot Size:  | 6582 m2  |

## IN BRIEF

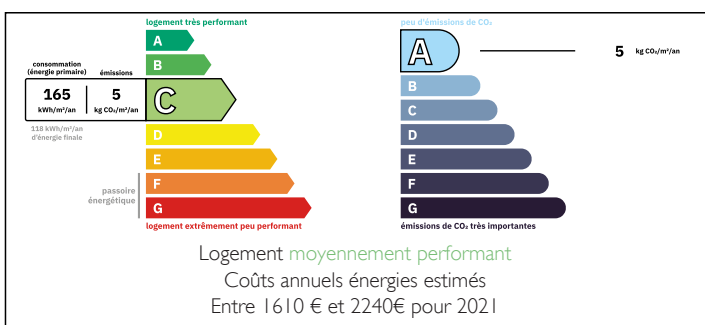
Dordogne – Périgord Blanc – Charming property –  
Farmhouse comprising a main house and two  
holiday cottages in a peaceful setting with views over  
the countryside

Set around a superb inner courtyard, this property combines old-world charm with modern comfort.

Key features of this property:

- Compliant micro-sewage treatment system
- Double-glazed window frames
- Solar panels providing near-self-sufficiency in energy consumption
- Magnificent inner courtyard with a fire pit
- 6,500 m<sup>2</sup> of unfenced, wooded land with a pond
- Views over the countryside
- Each accommodation unit has its own separate entrance
- Ideal for running a holiday let or bed and breakfast business

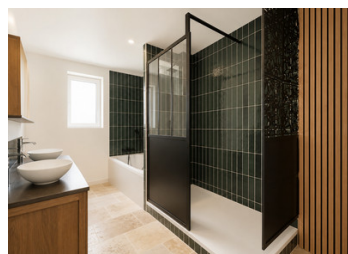
## ENERGY - DPE



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.

- Ample parking spaces
  - Renovated using high quality materials
- 01 33 1 30 52 52 12 High quality and reliable  
 Quiet and 3 57 45 Email: info@leggett.fr



## DESCRIPTION

Dordogne – Périgord Blanc – Charming property – Farmhouse comprising a main house and two holiday cottages in a peaceful setting with views over the countryside.

In the heart of the Périgord Blanc, in a peaceful and leafy setting, discover this magnificent property full of character, tastefully and fully renovated, ideal as a main residence combined with a holiday let business or as a family project.

Organised around a superb inner courtyard, this property combines old-world charm with modern comfort and benefits from an existing holiday let business.

The property comprises:

- 1 main house with: 1 entrance hall, 1 utility room, 1 WC, 1 fitted kitchen opening onto a living/dining room, 1 bathroom with WC and 2 bedrooms.
- 1 three-bedroom holiday let comprising: 1 fitted kitchen opening onto a living/dining room, 1 entrance hall, 1 shower room with a toilet and 2 bedrooms
- 1 studio holiday let comprising 1 kitchen opening onto a living area, 1 shower room with a toilet.
- 1 garage with a workshop area
- 1 massage/treatment room

The property's key features:

- Micro-septic tank compliant with 2021 standards
- Double-glazed window frames
- Existing holiday let business with excellent potential for growth.
- Solar panels providing near-self-sufficiency in energy consumption
- Magnificent courtyard with a fire pit
- 6,500 m<sup>2</sup> of unfenced, wooded land with a pond
- Views over the countryside
- Each accommodation unit has its own separate entrance
- Ideal for a holiday let or bed and breakfast business
- Separate room suitable for an office,
- Fibre broadband

## NOTES