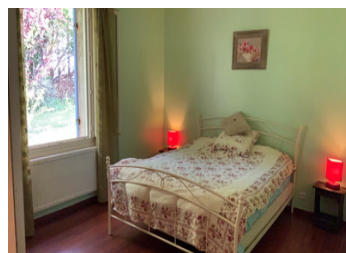


Edge of village 4 bedroom detached gated house with swimming pool and mature garden.



INFORMATION

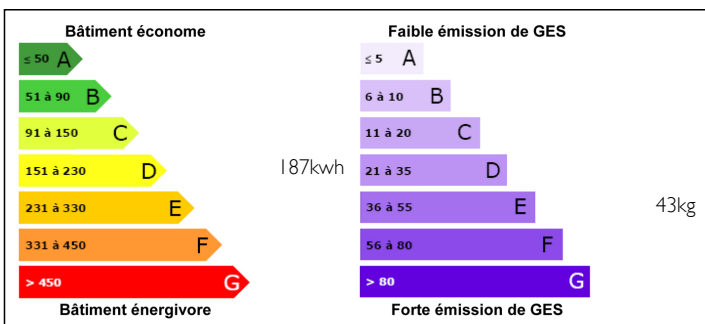
Town:	Monsaguel
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	146 m ²
Plot Size:	5968 m ²



IN BRIEF

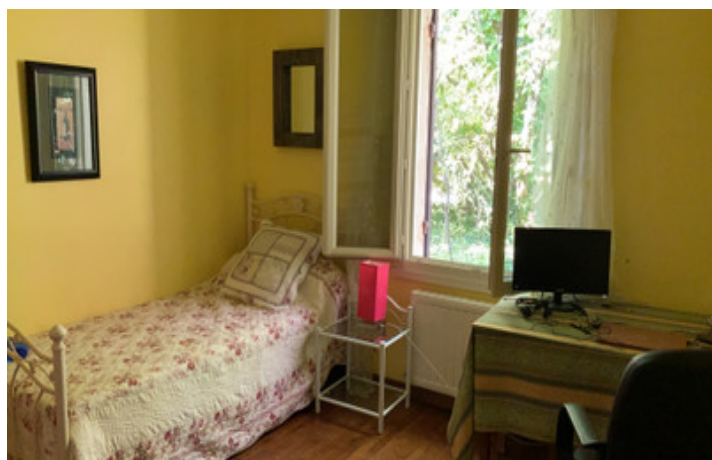
This house is located within strolling distance of Issigeac, one of the Dordogne's most vibrant medieval villages with its famous Sunday market, tucked away from the road by mature trees and its own gate. It is south-facing, overlooking its 10x5m heated swimming pool, it also boasts integral garage under the house, along with plentiful storage and utility rooms.

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 entrance hall leads you to a bright double aspect living room (~36m²), with access to a veranda which is also reached from the adjoining kitchen. A corridor gives access to internal staircase down to garage, utilities and storage. Also on the main living level, double bedroom leading you straight out to paved terrace and pool, another double bedroom, two further smaller bedrooms, bathroom with shower, and two separate WCs. A wooden staircase from the entrance hall takes you to a delightful pigeonnier, currently used as an office.

Delightful mature garden of an acre and a half, pergola, lawns and a drive down to integrated garage and further parking.

Presented in a homely and clean manner, some updating would be beneficial.

1km to the village centre, 19km to Bergerac centre, 16km to Bergerac airport, 121km to Bordeaux Airport

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES