

Charming 3-bed 2-bath house, in a riverside village with bakery, newsagent and pharmacy. 40km from Bergerac



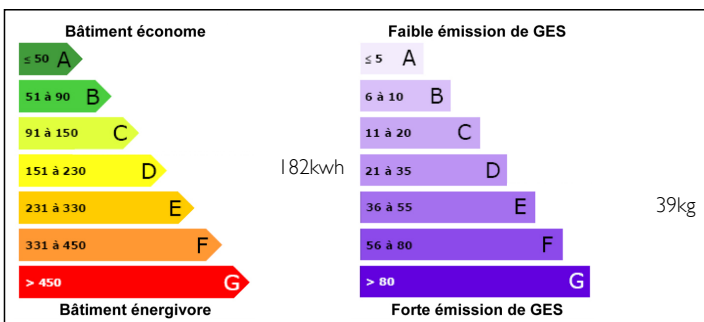
## INFORMATION

Town:	Lamothe-Montravel
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	178 m2

## IN BRIEF

**BARGAIN!** - Lovely bright stone house in a riverside village a 1 minute stroll to the Dordogne river and in walking distance to the bakery, chemist and newsagent. A lovely family home or a perfect lock up and leave. In overall good condition. On the ground floor, a large family kitchen/diner, sitting room with doors to the courtyard and covered terrace, downstairs shower room and WC, garage with doors from the front and access to the courtyard. A wooden staircase takes you upstairs to a large landing (study/library area), 3 bedrooms, a large bathroom with views to the river, separate WC, and a storage room. Outside a 60m<sup>2</sup> courtyard including a covered eating area, and a small outbuilding with fireplace adjoining the sitting room which could be connected. The village also has schools and the larger towns of Ste Foy la Grande and Castillon la Bataille offer...

## 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

On the ground floor:

- \*Kitchen/dining room (20.46m<sup>2</sup>) double sink, tiled floor and cupboards
- \*Sitting room (11.56m<sup>2</sup>) tiled floor and doors to the courtyard
- \*Inner hall with staircase (9.64m<sup>2</sup>)
- \*Shower room with WC cubicle (5m<sup>2</sup>) shower, hand basin and cupboards
- Door to garage
- \*Integral garage (16.32) plumbing for washing machine, doors to front and corridor to back courtyard, gas boiler

Wooden staircase to:

- \*Large landing (20.13m<sup>2</sup>) office/study area, wooden floor
- \*Bedroom (11.32m<sup>2</sup>) views over courtyard and to river, wooden floor
- \*Bedroom (16.34m<sup>2</sup>) wooden floor
- \*Bedroom (15m<sup>2</sup>) wooden floor
- \*Bathroom (8.60m<sup>2</sup>) bath, hand basin, bidet, views to the river
- \*Separate WC
- \*Storage room (10.50m<sup>2</sup>) trap to loft

OUTSIDE:

Lovely bright courtyard (60m<sup>2</sup>) with plenty of room for pot plants and sitting out, rainwater recuperator, large covered dining area  
Small outbuilding 14m<sup>2</sup> which is next to the sitting room and used to be part of the house, stone fireplace

Mains gas central heating  
Mains drainage  
Mid-terrace  
Single glazing  
Needs refreshing

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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 foncière: 344 EUR

## NOTES