

Lovely 1960s 6 bedroom house on a basement, including a 2-bedroom apartment.

EXCLUSIVE



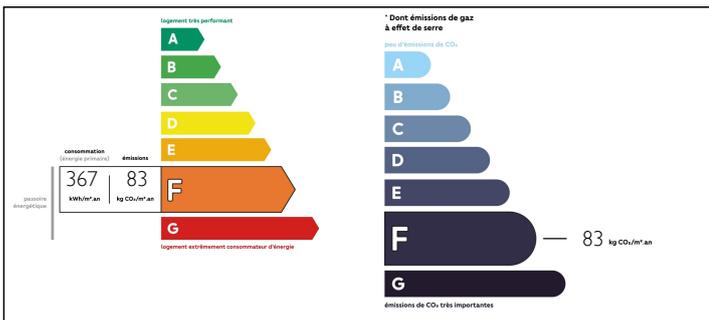
## INFORMATION

Town:	Ménesplet
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	203 m2
Plot Size:	11796 m2

## IN BRIEF

This house was built in the mid-60s and includes period features such as the railings surrounding the side terrace, the tiles and the fireplace. The main floor includes 4 large bedrooms, a good sized living-dining space, bathroom with separate toilet plus a kitchen-dining room with stairway which leads to the lower level apartment. The very nice sized apartment has 2 bedrooms, a large kitchen-dining room, separate living room and shower room and access to the garage and cellar. The property has a little over a hectare of land and a separate workshop. There are lovely views and a pathway to the river "Isle" at the back of the garden. Perfect as a gîte or holiday home and also as a family home. It is situated close to the local amenities in Montpon-Ménésterol with access to the auto-route and train station. 50 minutes from Bordeaux and Bergerac.

## ENERGY - DPE



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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

Ground Floor:

Kitchen - 23 m<sup>2</sup>

Living-dining room - 40 m<sup>2</sup>

Bedroom 1 - 12,8 m<sup>2</sup>

Bedroom 2 - 10,5 m<sup>2</sup>

Bedroom 3 - 14 m<sup>2</sup>

Bedroom 4 - 9,6 m<sup>2</sup>

Bathroom with bath and shower - 6,4 m<sup>2</sup>  
WC

Apartment (basement):

Kitchen-dining room - 20 m<sup>2</sup>

Living room - 19,4 m<sup>2</sup>

Bedroom 1 - 14 m<sup>2</sup>

Bedroom 2 - 13 m<sup>2</sup>

Shower room - 3,6 m<sup>2</sup>

Garage (including cellar and boiler room) - 54 m<sup>2</sup>

Extra Info:

Taxe fonciere - 1209€

Fuel central heating plus wood burner

Double glazing

The property is situated in the centre of Montpon-Ménesterol with access to the auto-route, train station, several large supermarkets (Intermarché, Lidl & Casino) service station, schools, doctors, dentists, bars and restaurants including McDonalds, garages, cinema, etc. plus a lively weekly market.

The larger towns of Bordeaux, Périgueux and Bergerac are within 50 minutes by car, and Périgueux, Libourne and Bordeaux are also easily accessible by train.

## LOCAL TAXES

Taxe foncière: **1209 EUR**

## NOTES