

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

EXCLUSIVE



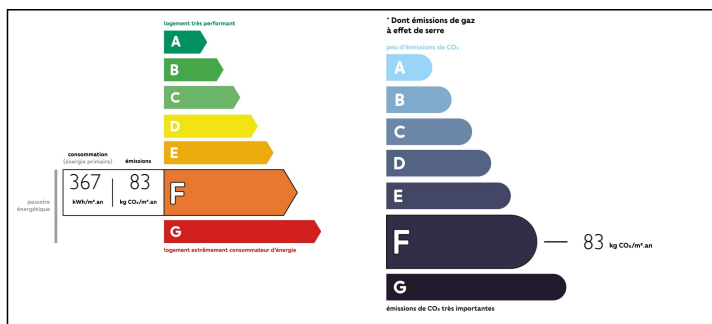
INFORMATION

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-Ménestérol with access to the auto-route and train station. 50 minutes from Bordeaux and Bergerac.

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

Ground Floor:

Kitchen - 23 m²

Living-dining room - 40 m²

Bedroom 1 - 12,8 m²

Bedroom 2 - 10,5 m²

Bedroom 3 - 14 m²

Bedroom 4 - 9,6 m²

Bathroom with bath and shower - 6,4 m²
WC

Apartment (basement):

Kitchen-dining room - 20 m²

Living room - 19,4 m²

Bedroom 1 - 14 m²

Bedroom 2 - 13 m²

Shower room - 3,6 m²

Garage (including cellar and boiler room) - 54 m²

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