

Lovely 3 bedroom Perigordian style property with swimming pool, workshop in the basement and separate barn.

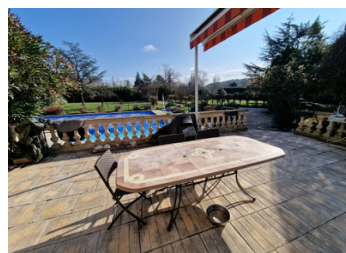


INFORMATION

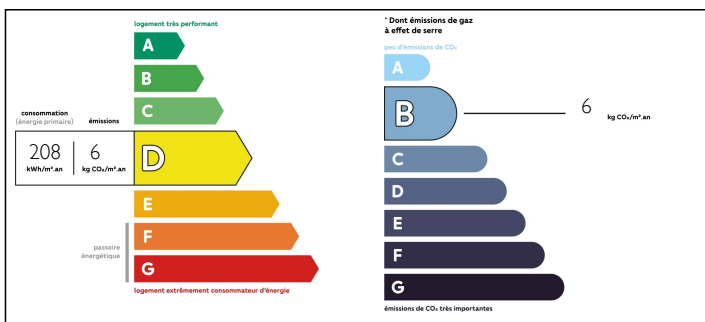
Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	4900 m2

IN BRIEF

Lovely 3 bedroom property close to local amenities in a quiet hamlet in Montpon-Menesterol with workshop in the basement, separate barn and a fully enclosed swimming pool measuring 14m x 7m all set in a beautiful, large east facing garden. The open plan living/dining room leads into an equipped kitchen which provides access to the basement. A Norwegian wood burner provides most of the heat for the property although there are electric convector radiators in all the main rooms. The walls, floor and loft have all been insulated and the windows are all double glazed. The shutters, installed in 2016, are also insulated. There are 2 large bedrooms downstairs each with their own bathroom and a smaller bedroom upstairs with a shower room. The property is bright and spacious and the garden is beautifully maintained.

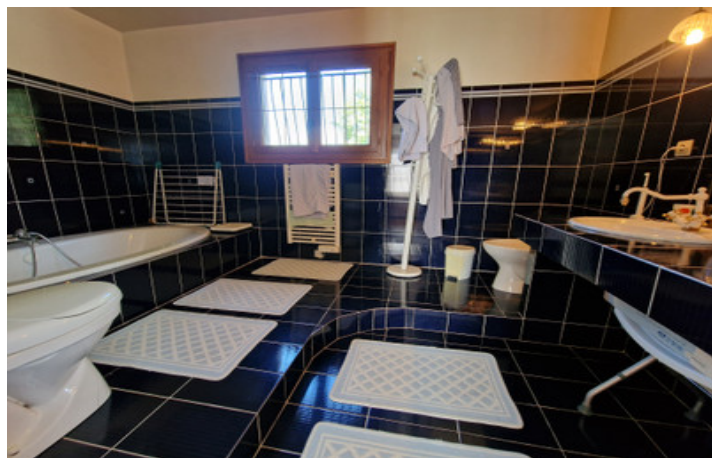


ENERGY - DPE



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

Entrance hall: 11,03m² (11.03 sq ft)

Living room: 15.08 m² (59.8 sq ft)

Dining room : 31,44 m² (31,44 m²)

Kitchen: 9,94 m² (9.94 m²)

Storeroom: 7,52 m²

Storage room: 2,63 m² (2,63 m²)

Bedroom 1 : 16,47 m² (16,47 m²)

Bathroom 1 : 9.19 m² (9.19 m²)

Bedroom 2: 14.51 m² (14.51 m²)

Bathroom 2 : 7,13 m² (7.13 m²)

W.C. : 1,27 m² (1,27 m²)

Storage : 1,55 m² (1,55 m²)

Wardrobes : 2,06 m² (2,06 m²)

Bedroom 3: 7.88 m² (7.88 m²)

Shower room: 2,43 m² (2,43 m²)

Terrace: 52.20 m² (52.20 sq ft)

Basement : 61,40 m² (61,40 m²)

Extra information:

The property was built in 1994

Roof in good condition

Double glazing installed in 2012

Insulated door to the basement

Fully enclosed garden

Electric door from the basement workshop into the garden

Water softener

Barbecue

Patio awning bought one year ago

Septic tank - installed in 1989 and therefore not up to current standards

There is a well, but it needs to be reopened

Property tax 3060€ per year

Electricity 1750€ per year

The property is located in Montpon-Ménésterol with access to the motorway, train station, several large supermarkets (Intermarché, Lidl & Casino), petrol station, schools, doctors, dentists, bars and restaurants, garages, cinema, etc. as well as a busy

LOCAL TAXES

Taxe foncière: **3060 EUR**

NOTES