

## 4-5 bedroom eco-friendly house with outbuildings near Montpon - Ideal for business projects



## INFORMATION

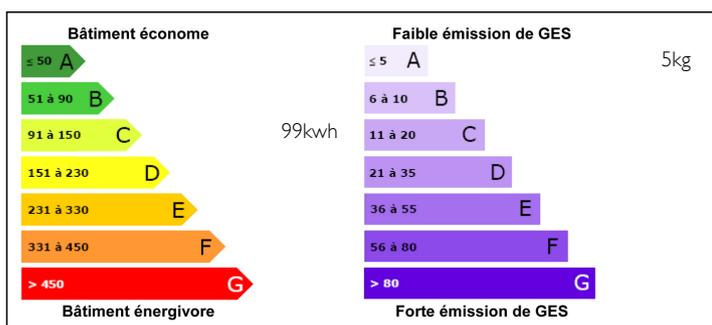
Town:	Montpon-Ménéstérol
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	340 m2
Plot Size:	13045 m2



## IN BRIEF

This charming house, renovated with eco-friendly materials, is tucked away in the middle of its land while yet being within walking distance of a boulangerie and a supermarket. Set between Montpon and Libourne, its location is ideal for a business / community project. It's south-facing and comprises a 340m2 habitable space with 2 covered terraces and 4-5 bedrooms. The house can be divided up into 2 separate units of accommodation. Behind the house is a large working space, with a parking area, 2 reception rooms, a goods lift, a coffee shop, an office, a workshop and a yoga room. Opposite the house is a tobacco barn with a carport. The garden is full of fruit trees, shrubs and herbs and part of it could attract planning permission.

## 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

Main house - 340m<sup>2</sup>

Entrance

Kitchen with fireplace

Sitting room with log burner and open fireplace

Office with fireplace

Bedroom 1

Shower room

WC

1st floor

On one side: 2 bedrooms and a bathroom

On the other (which can become separate accommodation) :

Reception room, covered terrace, 1 bedroom with mezzanine

2 covered terraces

°°°Outbuildings°°°

Reception rooms : 200m<sup>2</sup>

Office 9m<sup>2</sup>

Coffee shop: 27m<sup>2</sup>

Yoga room : 88m<sup>2</sup>

Workshop: 100m<sup>2</sup>

Parking space

Tobacco barn with carport

Well

°°°Technical Info°°°

Up to date sewage system

Heating: woodburner, fireplaces

Double-glazing

## NOTES