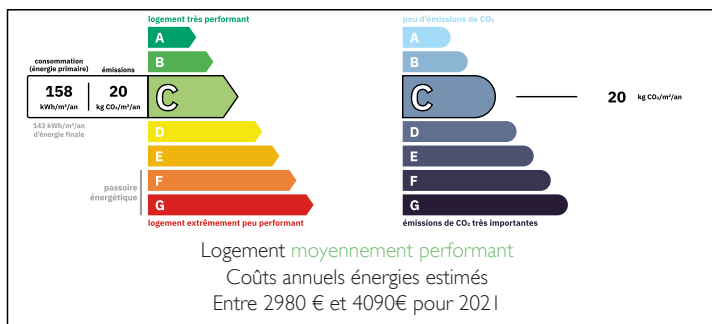


house with 7 bedrooms , double living , living room ; kiychen ; 2 shower rooms and 1 bathroom; Large basement



ENERGY - DPE



INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	300 m2
Plot Size:	16600 m2

IN BRIEF

Beautiful house of 1930 with its extension created in 2007 offering 300m2 habitable .Ideal for large family or activity of guest rooms.

It includes entrance overlooking large living room and dining room , office , kitchen equipped , pantry , room with bathroom privative.avec wc A shower and wash hands and wc , a dining room and a living room .

On the floor landing overlooking 5 bedrooms, one with private terrace . A bathroom and wc.indépendant.

Access to the basement by staircase of the large living room. Entrance garden floor overlooking bedroom; bathroom, separate toilet and 2 rooms. creation studio. Wardrobe . ;

Access to 2 garages with electric lock

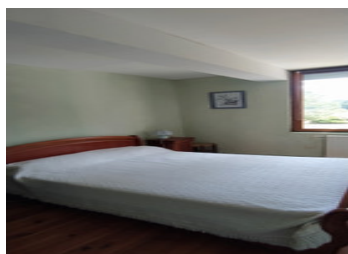
Adjoining open garage

Large terrace South side and a terrace with its barbecue facing North .

2 water reserves of 4500l each connected to the

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

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2 water reserves of 4500l each connected to the house for the toilet and washing machine . ;

Caretaker's house to renovate, dependence style canopy and a gazebo..

Beautiful garden with its old fountain..

Close to the commercial area with all shops, pharmacy, bank, DIY, gas station etc ...

5 minutes from the station, 10 min from the A89 and 1 hour from Bordeaux .

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2672 EUR

NOTES