

## Beautiful Maison de Maître in Montpon-Ménéstérol with Garden, Independent Apartment, Garage and Ideal Location



## INFORMATION

Town:	Montpon-Ménéstérol
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	260 m <sup>2</sup>
Plot Size:	2005 m <sup>2</sup>

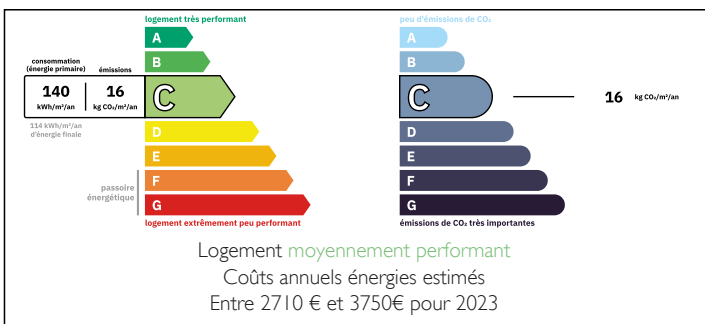
## IN BRIEF

Located in the heart of Montpon-Ménéstérol, this elegant maison de maître boasts a prime location, just steps from all local shops, schools, medical services, and the weekly market. The train station is within walking distance (only 200m away), providing a direct connection to Bordeaux in just 40 minutes. Bergerac is only 30 minutes away, and the motorway is easily accessible, making travel convenient.

Set back from the road, the property offers peace and privacy, with two off-road parking spaces and a garage with an electric door.

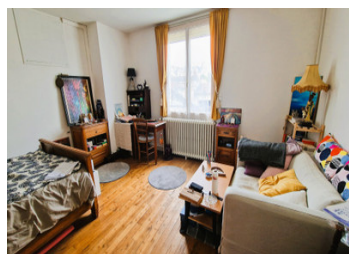
Ideal for a large family, the property also offers excellent rental potential with its independent apartment, or could serve as separate accommodation for relatives or guests. It's also a great investment opportunity for anyone seeking an income-generating property.

## 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

The home has undergone significant recent renovations, including new plumbing and electrics, double glazing, electric shutters, mains gas heating, and is connected to mains drainage. The roof was inspected and revised in 2016, ensuring long-term security.

The ground floor, with 3-metre-high ceilings, includes a living room, office, dining room, kitchen, covered veranda, one bedroom, bathroom, and a separate WC. A beautiful travertine staircase leads to the first floor.

Upstairs, there are two additional bedrooms and a self-contained apartment with two bedrooms, an open-plan kitchen and living area, a shower room, private terrace, and both internal and external access.

Outside, the property features a front garden with a well, and a rear garden with mature fruit trees, a vegetable patch, and a 5,000-litre rainwater collection tank. A workshop with mezzanine completes the outbuildings — perfect for DIY or extra storage.

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

## LOCAL TAXES

**Taxe foncière: 1869 EUR**

## NOTES