

Périgourdine-style house with 3 bedrooms, garage and garden. Residential area, close to the town centre.



## INFORMATION

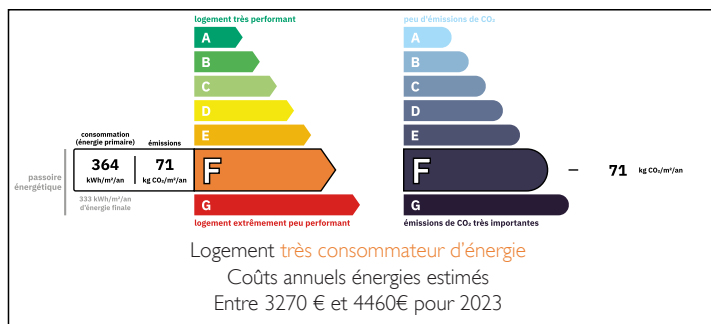
|             |                    |
|-------------|--------------------|
| Town:       | Montpon-Ménestérol |
| Department: | Dordogne           |
| Bed:        | 3                  |
| Bath:       | 1                  |
| Floor:      | 105 m2             |
| Plot Size:  | 1056 m2            |

## IN BRIEF

Built in the 1980s, this spacious house needs some updating to improve its comfort, but is nevertheless perfectly habitable as it is. Ideal as a family home, as it is close to amenities, schools and public transport. Ideally located just 5 minutes from the A89 motorway, 15 minutes-walk from the train station connecting Périgueux, Bordeaux and Angoulême, and 1-hour drive from Bordeaux city centre.



## 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

- \* Town gas central heating
- \* The septic tank doesn't conform, but the house must to be connected to main drains.

The property comprises:

- Entrance hall (5.62 m<sup>2</sup>)
- Kitchen (13 m<sup>2</sup>)
- Living/dining room with fireplace (33.5 m<sup>2</sup>)
- Corridor (13.5 m<sup>2</sup>)
- 3 bedrooms, each measuring 11 m<sup>2</sup>
- Shower room (5.53 m<sup>2</sup>)
- Toilet
- Boiler room/laundry room (22.5 m<sup>2</sup>)
- Convertible attic space covering the entire surface area (approx. 100 m<sup>2</sup>) with staircase access.

## LOCAL TAXES

**Taxe foncière: 1330 EUR**

**Taxe habitation: 656 EUR**

## OUTSIDE

- Separate garage (24.7 m<sup>2</sup>) with adjoining workshop (13 m<sup>2</sup>)
- Terrace at the front of the house (30 m<sup>2</sup>)
- Fully enclosed garden.

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

## NOTES