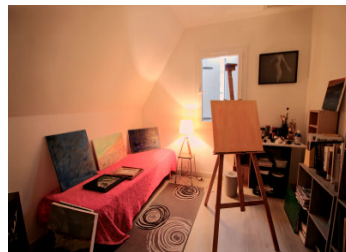


90 m village house with 3 bedrooms, valley view, fenced plot with pool potential



## INFORMATION

Town:	Monplaisant
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	91 m <sup>2</sup>
Plot Size:	1500 m <sup>2</sup>



## IN BRIEF

Just minutes from amenities and a tourist village, this 90 m<sup>2</sup> village house offers charm and modern comfort.

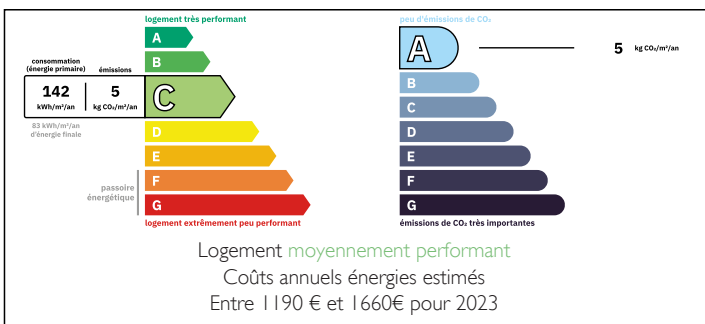
It features a bright 28.4 m<sup>2</sup> living/dining room, a new 11.8 m<sup>2</sup> kitchen and three bedrooms, including one on the ground floor with adjoining shower room.

Upstairs, two bedrooms and an independent WC complete the layout.

At the rear, the property opens onto an exceptional valley view. The fenced plot is suitable for a pool, ensuring privacy and potential.

Located in a quiet cul-de-sac, with double glazing and a pellet stove, the house is ready to move into, with only minor cosmetic work to consider.

## 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

Nestled in a quiet cul-de-sac, close to amenities and a tourist village, this charming 90 m<sup>2</sup> village house combines modern comfort with authentic character.

The ground floor is designed for single-level living. It includes a 10.37 m<sup>2</sup> bedroom, ideal for daily use or guest accommodation. Adjoining is a 4.17 m<sup>2</sup> shower room with shower, sink and WC, ensuring practicality. The heart of the home lies in the 28.4 m<sup>2</sup> living/dining room, spacious and bright, perfect for family gatherings. A new 11.82 m<sup>2</sup> fitted kitchen completes this level, offering a functional and modern space.

Upstairs, a landing leads to two independent bedrooms of 9 m<sup>2</sup> and 15 m<sup>2</sup>, suitable for family needs or flexible use. A 4 m<sup>2</sup> WC with sink adds convenience to the night area.

At the rear, the property opens onto an exceptional valley view, a unique feature that enhances its appeal. The fenced plot is pool-ready, allowing the installation of a swimming pool to fully enjoy sunny days.

In terms of comfort, the house is equipped with fiber, double glazing and a pellet stove, ensuring good insulation and pleasant warmth in winter. Its location in a cul-de-sac guarantees peace and privacy, ideal for those seeking tranquility.

While some cosmetic work could be considered to personalize the interior, the house is immediately habitable, allowing you to move in without delay.

This rare property combines practical location, modern comfort and development potential. It is an ideal opportunity for a main residence, a holiday home or a rental investment in...

## LOCAL TAXES

Taxe foncière: **606 EUR**

## NOTES