LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42358SAG24 Price: 169 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (161 000 EUR without fees)

Renovated 3-Bed Périgourdine with 1,767m Garden & Garage, 6 Mins from Montpon-Ménestérol















INFORMATION

Town:	Saint-Barthélemy-de-Bellegarde
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	1767 m2

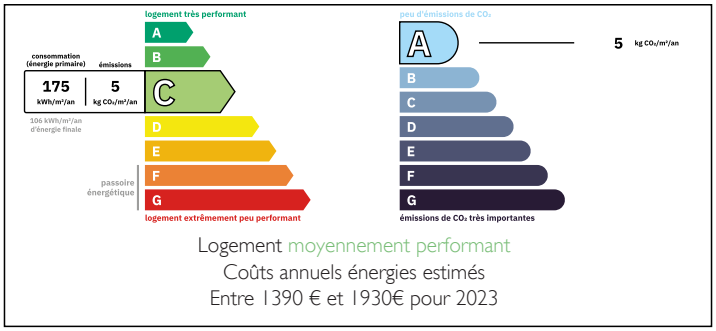
IN BRIEF

An attractive renovated Périgourdine-style house offering approximately 121 m² of living space, set in a village just 6 minutes from Montpon-Ménestérol.

The property offers 3 bedrooms and 2 shower rooms, with the advantage of a ground-floor bedroom, making it equally suitable for family living or retirement. Set on a generous 1,767 m² garden, the house also benefits from a garage, private parking and a terrace for outdoor dining. Modern comforts include an air/water heat pump, thermodynamic hot-water system and double glazing.

Everyday amenities are available in the village, while nearby Montpon-Ménestérol provides supermarkets, schools, healthcare, restaurants and a railway station with direct connections to Bordeaux. The A89 is also within easy reach, providing convenient access towards Bordeaux and Périgueux.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1390 € et 1930€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**798 EUR**

NOTES

DESCRIPTION

RENOVATED PÉRIGOURDINE HOUSE WITH GARDEN AND GARAGE

Situated in the Dordogne village of Saint-Barthélemy-de-Bellegarde, this attractive renovated Périgourdine-style property combines character, comfortable modern living and excellent access to everyday amenities.

Offering approximately 121 m² of living space, the house has three bedrooms and two shower rooms, including a bedroom on the ground floor and an en-suite bedroom upstairs. This flexible layout makes the property particularly suitable as a permanent family home, for retirement or as an easy-to-manage second home.

The bright living accommodation benefits from an east-west orientation, bringing natural light into the house throughout the day. The living space connects with a practical kitchen, while the property has been well maintained and updated for comfortable year-round living.

Modern improvements include an air/water heat pump supplying radiators, a thermodynamic hot-water system and double glazing.

OUTDOOR SPACE

The house stands on a generous 1,767 m² garden, providing plenty of room to enjoy the outdoors without the upkeep associated with a large estate. A terrace provides space for outdoor dining and relaxing, while the garage and private parking add valuable practicality.

VILLAGE LIFE WITH EXCELLENT CONNECTIONS

The village itself offers everyday amenities including a grocery store, restaurant and infant school.

Montpon-Ménestérol is only around 6 minutes away and provides a wide range of shops and...