

Renovated Périgourdine House with Garden in a Lovely Village Near Montpon-Ménestérol



INFORMATION

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

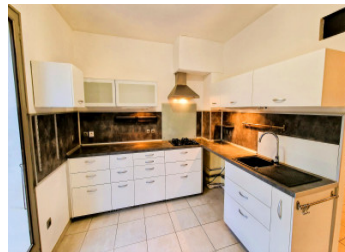
IN BRIEF

Set in a peaceful rural environment, this renovated 117 m² Périgourdine house is located in the commune of Saint-Barthélemy-de-Bellegarde, just 6 minutes from Montpon-Ménestérol.

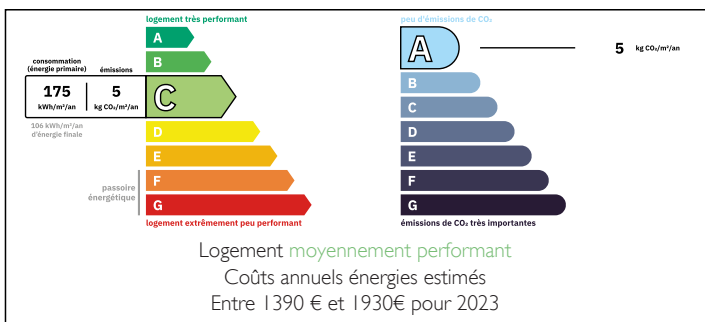
The village offers local amenities including a grocery store, a restaurant and an infant school, providing everyday convenience while retaining a strong village feel.

The property sits on a 1,767 m² landscaped plot and offers 3 bedrooms and 2 shower rooms, including one en suite upstairs. The bright living space benefits from east-west exposure, ensuring natural light throughout the day. Modern comforts include a heat pump (air/water) and thermodynamic hot water system.

Montpon-Ménestérol provides shops, secondary schools, medical services, a train station with direct

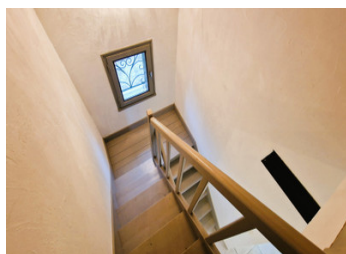


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 798 EUR

NOTES

DESCRIPTION

This attractive Périgourdine-style house is located in the sought-after commune of Saint-Barthélemy-de-Bellegarde, a small and friendly village surrounded by rolling countryside in the Dordogne. The area is appreciated for its tranquillity, natural surroundings and quality of life, while remaining well connected to nearby amenities.

The house offers 117 m² of living space and stands on a 1,767 m² garden, providing plenty of outdoor space for relaxation, gardening or family life. Renovated and well maintained, it comprises three comfortable bedrooms and two shower rooms, one of which is en suite on the first floor, ideal for guests or a main bedroom.

The light-filled living area, thanks to its east-west orientation, connects seamlessly with a functional kitchen, creating a welcoming and practical living space. Outside, a terrace allows you to enjoy the calm garden setting.

Modern energy-efficient features include a PAC air/eau heating system with radiators and a thermodynamic water heater.

Just 6 minutes away, Montpon-Ménestérol offers a full range of services: supermarkets, schools, healthcare, restaurants and leisure facilities. The train station provides direct connections to Bordeaux, and the nearby A89 motorway ensures easy access to Bordeaux, Périgueux and beyond. This balance of village charm and accessibility makes the property ideal as a permanent home or holiday retreat.

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