LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45096ANW24 Price: 68 000 EUR

agency fees to be paid by the seller

Off-grid cottage of 40sqm with garden a short hop from Monpazier

EXCLUSIVE















INFORMATION

Town:	Capdrot
Department:	Dordogne
Bed:	0
Bath:	1
Floor:	40 m2
Plot Size:	1878 m2

IN BRIEF

A quirky and characterful 40 m² hideaway offering near off‑grid living with 5 kW solar power, mains water and a septic tank. Inside, the space is simple and inviting, with wooden floors, travertine tiles, a small shower room, WC, and a mezzanine sleeping area. There's room to add a kitchen to your own taste and space for a stove to heat the property. With parking, a garden to develop, and pretty Monpazier just a short cycle or drive away, this is the ideal low‑cost lock‑up‑and‑leave for anyone seeking peace, charm and low running costs.

ENERGY - DPE

DPE not required.

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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NOTES

DESCRIPTION

Sitting on the edge of Lot-et-Garonne and Dordogne, this is a perfect place to explore the famous medieval bastide towns, chateaux and enjoy the slow pace of life, the history and the local gastronomy.

This is a perfect opportunity to pick up a retreat from busy life, either for holidays or for off-grid living.

A car port has a roof composed of solar panels generating 5kw of power and a battery array offers 5kWh of storage for night time use.

The house comprises of a lower ground floor (20 sqm) with outside terrace overlooking the garden. Travertine tiles provide the perfect base for a kitchen diner (to be chosen and fitted by the buyer) with power points and water connections ready. There is an adjacent shower room with toilet and hand basin.

Stairs lead up to a living room with views over the garden and an entrance door to the front of the house.

Above, there is a loft storage space and a second loft space which could take a double bed. As this is not head height space, it has not been included in the total floor area.

The gardens run down to a stream and could be arranged as lawns or a combination of spaces including vegetable plots.

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