

Modern 3-Bedroom Bungalow with Double Garage and Secure Garden in Montpon-Ménestérol

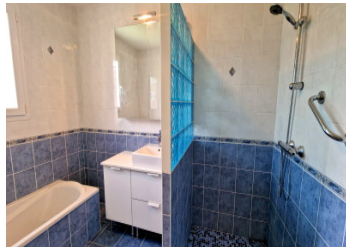


INFORMATION

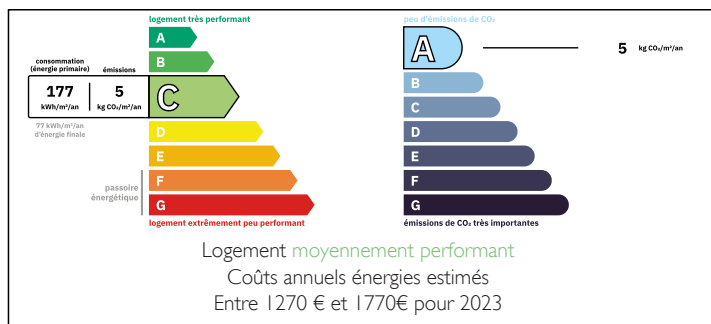
Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	1087 m2

IN BRIEF

This attractive single-storey home offers comfortable modern living in a peaceful setting just minutes from the town centre, schools, shops, and amenities. Set back from the road on a fully enclosed 1,080 m² plot, the property features three bedrooms, a bright open-plan living area, a double garage, and a secure garden ideal for families and pets.

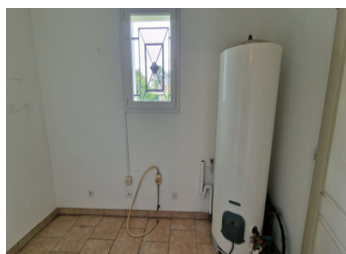
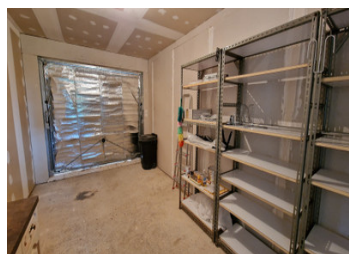


ENERGY - DPE



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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: 993 EUR

NOTES

DESCRIPTION

Situated in a sought-after residential area of Montpon-Ménestérol, this well-maintained contemporary home combines practicality, comfort, and convenience.

The accommodation is arranged entirely on one level and comprises a bright and spacious 42 m² open-plan living area with lounge, dining space, and fitted kitchen, creating the perfect environment for family life and entertaining.

The sleeping accommodation includes three comfortable bedrooms (12 m², 9.5 m², 9.5 m²), a modern bathroom with both a bathtub and walk-in shower (6 m²), a separate WC, and a practical utility room (4.5 m²).

Outside, the property enjoys a generous 1,080 m² flat and fully enclosed garden, set well back from the road for added privacy and security. A terrace with retractable awning and barbecue area provides an excellent space for outdoor dining and relaxation.

Additional features include:

Double attached garage

Electric underfloor heating

Double glazing throughout

Built-in wardrobes

Videophone entry system

Wood store/shed

Fibre connection

Recent modernization of the kitchen and bathroom

Annual property tax: €990

Location:

Montpon-Ménestérol is a vibrant market town in the Dordogne, offering supermarkets, restaurants, schools, medical facilities, sports clubs, and a train station with connections to Bordeaux and Périgueux. The property enjoys a quiet residential location while remaining close to all daily amenities.

Information about risks to which this property is