LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46800SAG24 Price: 219 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (210 000 EUR without fees)

Peaceful Country Retreat – Beautiful Single-Storey Home with Conservatory, Garage and Garden Near Montpon















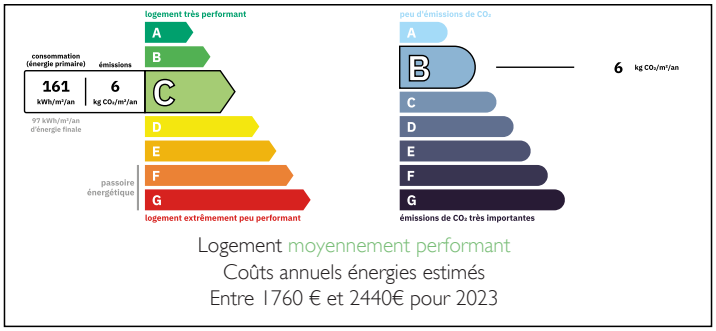
INFORMATION

Town:	Eygurande-et-Gardedeuil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	14778 m2

IN BRIEF

Nestled in a peaceful green countryside setting without being isolated, this attractive 125 m² single-storey home offers the perfect balance of tranquillity, comfort and convenience. Bright and welcoming throughout, it features a spacious open-plan living area, two bedrooms with fitted wardrobes, a stunning 33 m² conservatory, garage/workshop, fibre-optic internet, reinforced insulation, a recently renewed roof, wood-burning stove, two reversible air-conditioning units and an alarm system. Just 10 minutes from Montpon-Ménestérol and under an hour from Bordeaux, this beautifully maintained property is ideal as a permanent home, holiday retreat or tourism investment in one of south-west France's most desirable regions.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1760 € et 2440€ 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:	**724 EUR**

NOTES

DESCRIPTION

If you're dreaming of a peaceful lifestyle surrounded by nature without sacrificing convenience, this delightful single-storey home could be exactly what you've been looking for. Set in a quiet, leafy countryside location, it offers the perfect opportunity to enjoy the best of rural living while remaining just minutes from shops, schools and transport links.

Built in 2003 and lovingly maintained by its current owners since 2006, the property provides approximately 125 m² of comfortable living space, complemented by a superb 33 m² conservatory that creates an additional living area overlooking the garden and can be enjoyed throughout the year.

At the heart of the home is a bright and spacious 48 m² open-plan living area, combining the lounge, dining room and fitted kitchen into a welcoming space ideal for everyday family life or entertaining guests.

The accommodation also includes two generous bedrooms with built-in wardrobes, a shower room with double washbasins and a separate WC. Some furniture may be available by negotiation.

Designed for year-round comfort, the property benefits from double glazing, fibre-optic internet, an alarm system, a wood-burning stove, electric heating and two reversible air-conditioning units, one installed in 2023. Energy efficiency has been enhanced with approximately 42 cm of roof insulation, while the roof has recently been renewed and the hot water cylinder replaced in 2025.

A garage/workshop provides valuable storage and workspace.

Ideally located just 10 minutes from Montpon-Ménestérol, with its shops, schools, restaurants and railway station, the property also enjoys easy access to the A89 motorway,...