

Spacious Dordogne property for sale with 4-bed house, independent gîte, pool & large barn – Moulin-Neuf

EXCLUSIVE



INFORMATION

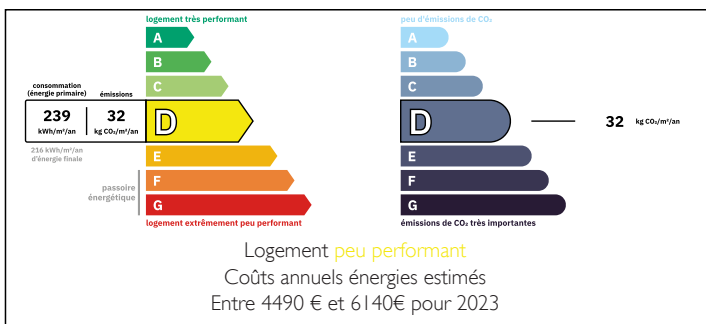
Town:	Moulin-Neuf
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	351 m2
Plot Size:	4235 m2

IN BRIEF

Impressive Dordogne property in Moulin-Neuf, close to Montpon-Ménestérol and the Gironde border, offering approx. 352m² of living space across two independent dwellings. The spacious main house features 4 bedrooms, including 2 on the ground floor, generous reception rooms and an impressive principal suite. A separate 2-bedroom gîte of approx. 79.5m² provides excellent guest accommodation or potential rental income. Outside, the property benefits from an 8m x 5m swimming pool, a substantial 108m² barn and a well. Mains drainage, town gas, double glazing and fibre internet add valuable modern comforts. With 6 bedrooms in total, extensive living space and easy access to the shops, services and railway station at Montpon-Ménestérol, this versatile property is ideal as a large family home, second residence or home with gîte.



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: **3863 EUR**

NOTES

DESCRIPTION

Situated in the village of Moulin-Neuf in the Dordogne, close to Montpon-Ménéstérol and the Gironde border, this substantial character property offers approximately 352m² of living accommodation, comprising a spacious 4-bedroom main house and an independent 2-bedroom gîte. With a swimming pool, large 108m² barn and generous living spaces, the property offers excellent potential as a family home, second residence or property with guest or rental accommodation.

The main house provides approximately 272m² of living space, with particularly generous rooms throughout. On the ground floor, a spacious entrance hall of approximately 17m² leads to a separate lounge and dining room, each measuring around 28m². The large kitchen of approximately 42.5m² provides an excellent space for everyday family life and entertaining.

There are two bedrooms on the ground floor, one measuring approximately 16m² with a private en-suite bathroom of around 9.6m². A second bedroom of approximately 16m² is complemented by a family bathroom, making the ground-floor accommodation particularly practical for family members or guests.

Upstairs, a generous gallery/mezzanine of approximately 25m² provides additional flexible living space. A third bedroom measures approximately 36m², while the impressive principal suite extends to around 42m² and incorporates an en-suite bathroom and dressing area.

The independent gîte offers approximately 79.5m² of additional accommodation. At its heart is an impressive 45m² open-plan living, dining and kitchen area, together with two bedrooms of approximately 12m² each and two bathrooms. Completely separate from the main living accommodation, it is ideal for welcoming family and friends and also offers...