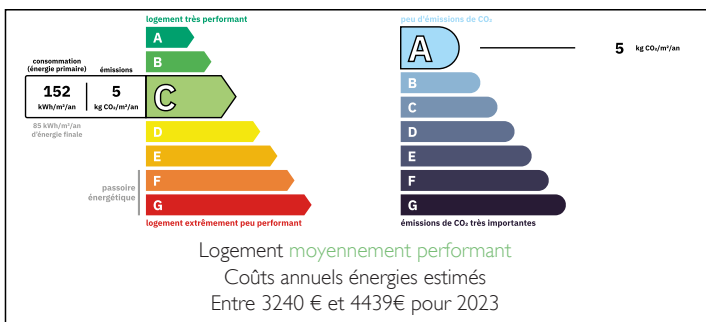


Dordogne-Montpon-Ménéstérol – A characterful house with authentic charm in a peaceful setting, 7 bedrooms, swi



ENERGY - DPE



INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	245 m2
Plot Size:	3550 m2

IN BRIEF

Are you looking for a characterful home that combines charm, authenticity and comfort?

Discover this magnificent property, inspired by Périgord architecture, set in peaceful surroundings. This house offers spacious rooms, plenty of potential for conversion and a privileged living environment, with its fully enclosed and landscaped grounds, swimming pool and pleasant outdoor spaces.

Highlights of this property:

- Ideal for a guesthouse venture
- Fully enclosed and beautifully landscaped grounds
- Quiet location with no overlooking neighbours
- 7 bedrooms, 3 of which have en-suite shower rooms and WCs
- Potential to create a bedroom on the ground floor
- Fully fitted kitchen
- Large south-facing living room with a wood-burning insert and reversible air conditioning
- 35 m² covered terrace overlooking the swimming

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.



NOTES

DESCRIPTION

Are you looking for a characterful home that combines charm, authenticity and comfort? Discover this magnificent property, inspired by Périgord architecture, nestled in a peaceful and unspoilt setting. This house offers spacious rooms, plenty of potential for conversion and a privileged living environment, with its fully enclosed and landscaped grounds, swimming pool and pleasant outdoor spaces.

A characterful house with authentic charm, inspired by the Périgord style, comprising:

- Ground floor: 1 entrance hall, 1 fitted kitchen, 1 dining room, 1 study, 1 lounge/living room, 1 WC, 1 utility room, 1 pantry, 1 garage with underground cellar
- On the first floor: 5 bedrooms, 2 of which have en-suite shower rooms and WCs, 2 bathrooms, 1 WC and 1 dressing room
- On the second floor: 2 bedrooms, 1 of which has an en-suite shower room and WC
- Outside: 1 swimming pool with poolside area and covered terrace, 1 covered terrace adjoining the house, 1 dovecote and 1 car park

Highlights of this property:

- Ideal for a guesthouse venture
- Fully enclosed and beautifully landscaped grounds
- Quiet location with no overlooking neighbours
- 7 bedrooms, 3 of which have en-suite shower rooms and WCs
- Potential to create a bedroom on the ground floor
- Fully fitted and equipped kitchen opening onto the covered terrace and swimming pool
- Mains drainage
- Large south-facing living room with a wood-burning insert and reversible air conditioning
- 35 m² covered terrace overlooking the swimming pool, adjoining the house
- 32 m² garage with underground cellar
- Energy Performance Certificate (DPE) rating...