

Charmante périgourdine de 4 chambres avec jardin et étang, à pied des commerces et à vélo de Bergerac!



## INFORMATION

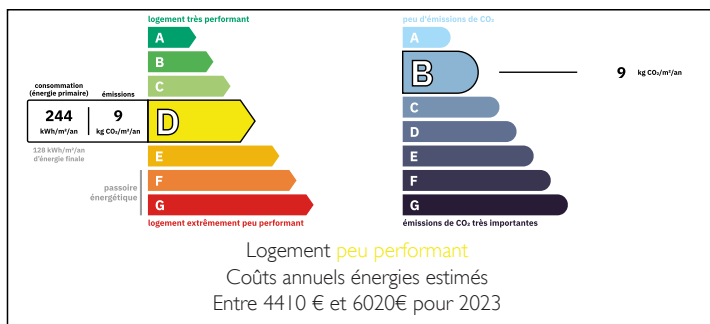
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Germain-et-Mons |
| Department: | Dordogne              |
| Bed:        | 4                     |
| Bath:       | 2                     |
| Floor:      | 200 m2                |
| Plot Size:  | 0 m2                  |

## IN BRIEF

Enjoy space, a beautiful garden and everyday convenience in this attractive Périgord-style home, less than five minutes' walk from the shops and amenities of Mouleydier. Set centrally within its plot, the house offers approx. 199 m<sup>2</sup> of habitable accommodation, with four bedrooms, two bathrooms and a generous mezzanine. The spacious lounge-dining room features a handsome fireplace and opens onto a terrace overlooking the lovingly tended garden and charming pond. An extensive sous-sol with direct garden access includes a garage, workshop and several additional rooms, offering potential for an independent annexe or holiday apartment and supplementary income. Parking for several cars. Approx. 11 km from Bergerac, approx. 12 km from Lalinde and approx. 65 km from Sarlat, with easy access to Bergerac Airport and riverside cycling to Bergerac.

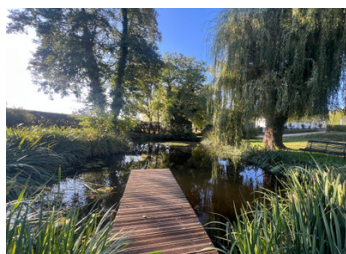


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Set centrally within its plot, this attractive, more modern Périgord-style house offers approximately 199 m<sup>2</sup> of habitable accommodation, complemented by an extensive sous-sol. With four bedrooms, a generous mezzanine, beautifully maintained gardens and parking for several cars, it offers space and flexibility in a convenient location.

Steps lead up to the main entrance, giving the principal living level an elevated outlook over the garden. The entrance and adjoining L-shaped hallway section measure approximately 15.4 m<sup>2</sup>. The spacious open-plan lounge and dining room, approximately 49.5 m<sup>2</sup>, is arranged into two distinct areas, with a handsome large fireplace creating a lovely focal point. A door from the lounge opens onto the terrace, connecting the living space with the outdoors.

This level also includes a kitchen of approximately 14.7 m<sup>2</sup>, an adjoining utility room of 5.3 m<sup>2</sup> and two bedrooms of approximately 12 m<sup>2</sup> and 11.4 m<sup>2</sup>, one with a built-in wardrobe. The bathroom, approximately 8.8 m<sup>2</sup>, features a bath, shower, double vanity and built-in storage, with a separate WC and washbasin of approximately 1.4 m<sup>2</sup> nearby. Upstairs are two further bedrooms, each approximately 13.6 m<sup>2</sup>, a shower room with WC of 7.8 m<sup>2</sup>, built-in hallway storage and a generous mezzanine of approximately 19.3 m<sup>2</sup>, currently used as an office.

The extensive sous-sol has direct garden access and includes rooms currently used as a gym of approximately 11.9 m<sup>2</sup> and sewing room of 8.1 m<sup>2</sup>, a utility area of 9.4 m<sup>2</sup>, a WC of around 1.2 m<sup>2</sup> and a large storage...