

Exclusive — House with separate gîte, 5 bedrooms, pool and 5,505 m of land near Bergerac

EXCLUSIVE



INFORMATION

Town:	Lamonzie-Montastruc
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	185 m2
Plot Size:	5500 m2

IN BRIEF

In Lamonzie-Montastruc, near Bergerac in the Dordogne, this property comprises a 3-bedroom main house and a 2-bedroom gîte, with 188.72 m² of living space in total, a 10 × 5 m pool and 5,505 m² of land.

The 134.48 m² main house has a sitting room with fireplace, dining room, two kitchens, a bedroom and shower room downstairs. Upstairs are two bedrooms, two shower rooms and storage.

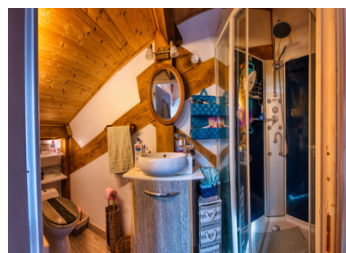
The 54.24 m² gîte is arranged on one level, with a kitchen/dinner, sitting room, two bedrooms, a bathroom and a shower room.

Terraces of around 50 m² and 20 m², a garage of about 40 m², bar area and covered shelter. Electric and wood heating.

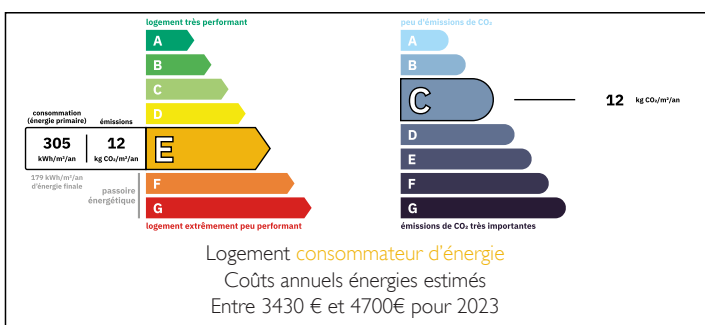
By road: local school 3.3 km, Intermarché

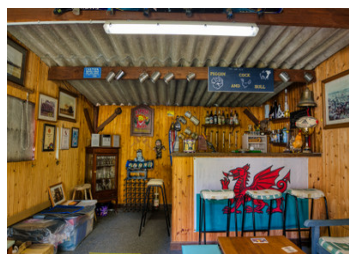
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





DESCRIPTION

In Lamonzie-Montastruc, near Bergerac in the Dordogne, this property brings together a main house and a gîte with a combined living area of 188.72 m² on 5,505 m² of land. There are five bedrooms and five bath or shower rooms across the two homes, together with a 10 × 5 m swimming pool and several outbuildings.

The main house provides 134.48 m² of living space. On the ground floor, a sitting room with fireplace, a dining room and two kitchens offer flexibility for everyday living and entertaining. A bedroom and shower room on this floor also provide the option of ground-floor living.

Upstairs are two bedrooms, two shower rooms, an additional room, a dressing area and storage. The layout allows occupants and guests to enjoy their own spaces.

The 54.24 m² gîte has its own kitchen/dinner, sitting room, two bedrooms, a bathroom and a shower room, all on one level. It offers separate accommodation for family and friends or scope for a holiday accommodation project.

Terraces of around 50 m² and 20 m² accompany the two homes. The 10 × 5 m swimming pool and bar area add to the outdoor facilities.

A garage of approximately 40 m², a covered shelter and a technical room provide useful parking, storage and service spaces. Heating combines electricity and wood. According to the owner, the current electricity bill is €150 per month.

Room sizes and outbuildings

Main house, ground floor: sitting room 23.72 m²; dining room 13.54 m²; kitchens 11.11 m² and 18.05 m²;...

NOTES