

Spacious 3-bedroom village house with 1,128 m garden, garage and workshop – Major works already completed



INFORMATION

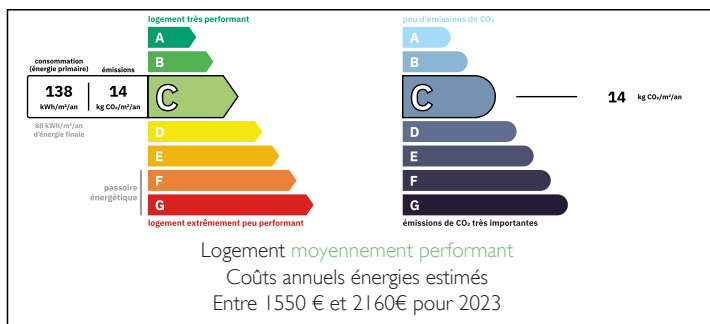
Town:	Eygurande-et-Gardedeuil
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	1128 m ²

IN BRIEF

In the heart of the lively village of Eygurande-et-Gardedeuil, this 130 m² house offers 3 bedrooms, a 1,128 m² garden, garage and workshop. Major improvements include a renewed roof, updated electrics, double glazing and reversible air conditioning. An opportunity to create your ideal home, just 9 km from Montpon-Ménestérol.



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: **817 EUR**

NOTES

DESCRIPTION

Situated in the heart of Eygurande-et-Gardedeuil, a welcoming village with a restaurant, primary school and active community associations, this spacious house offers approximately 130 m² of living accommodation and a generous 1,128 m² garden.

The ground floor comprises a 15 m² kitchen, a 21 m² dining room and a separate 15 m² sitting room. Upstairs are three bedrooms, including a spacious 21 m² bedroom, and a shower room.

A significant advantage is that many of the major improvements have already been completed. The roof was renewed approximately nine years ago, the electrical installation has been updated, and the property benefits from double glazing, quality wooden shutters, reversible air conditioning in the sitting room and one bedroom, and a thermodynamic hot water system. The plumbing is in working order.

The interior would benefit from modernisation, particularly the kitchen, shower room and wall coverings, offering buyers the opportunity to create a home to their own taste without starting from scratch.

Additional features include a 14 m² garage, 27 m² workshop and approximately 41 m² mezzanine, providing useful space for storage, hobbies or DIY projects. Fibre-optic internet is available. The septic system is operational, although upgrading may be required to meet current regulations.

The village enjoys an active community life, while Montpon-Ménestérol, just 9 km away, offers shops, supermarkets, medical facilities, secondary school, sports clubs, a railway station with connections to Bordeaux and access to the A89 motorway.

Bergerac is approximately 45 minutes away by car, while Bordeaux can be reached in around...