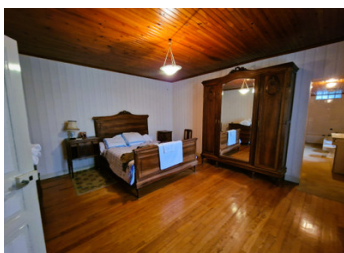


3 bedroom farmhouse with 2 large barns and beautiful mature garden of 1.5 hectares close to the centre of town



INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150.97 m2
Plot Size:	15000 m2

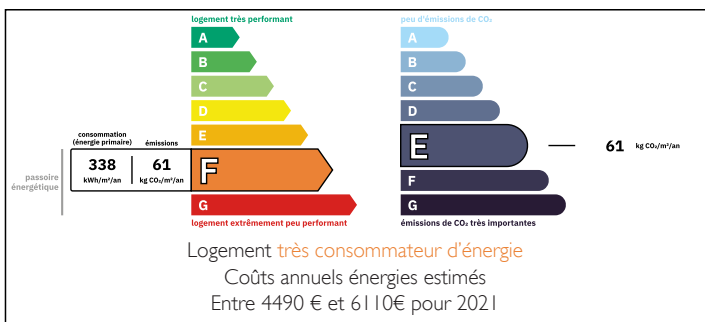


IN BRIEF

Nestled in a peaceful yet convenient location near the town center, this charming 1840s farmhouse sits on 1.5 hectares of beautifully landscaped, fully fenced grounds. The single-level home boasts spacious interiors, a large cellar, and two barns—one attached to the house and the other separate. Adding to its appeal, the property includes a quaint one-bedroom Périgourdine cottage, ready for complete renovation.

Ideally situated less than five minutes from essential amenities—including schools, medical facilities, a train station with direct links to Bordeaux and Périgueux, and easy access to the autoroute—this property offers both tranquility and accessibility. Bordeaux is just an hour away by train or 45 minutes by car, while Bergerac is a short 30-minute drive.

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.



DESCRIPTION

Living room: 28 m²

Dining room : 26 m²

Kitchen: 9 m²

Kitchen cupboard: 1 m²

Shower room: 2.5 m²

Bedroom 1 : 20 m²

Store cupboard: 6 m²

Bedroom 2: 19 m²

Bathroom : 7 m²

Bedroom 3: 20 m²

Cellar: 49 m²

WC: 2 m²

Barn (attached) - 106 m²

Barn (unattached) 116 m²

with storage room: 45 m²

1 bedroom Périgourdine cottage in need of renovation

Extra information:

The property was built in approximately 1840

Roof is in good condition

Double glazing

Gas central heating

Mains drainage

Fully enclosed garden with several different points of access

Chicken coop

Property tax 2000€ per year

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES

The property is located in Montpon-Ménestrol with access to the motorway, train station, several large supermarkets (Intermarché, Lidl & Auchan), petrol station, schools, doctors, dentists, bars and restaurants, garages, cinema, etc. as well as a busy weekly market.

The major cities of Bordeaux, Périgueux and Bergerac are 35/45 minutes away by car, and