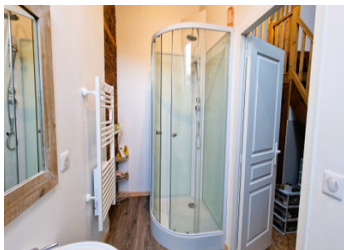


Magnificent Organic Farmstead on 14 Hectares in Dordogne, Périgord Blanc



INFORMATION

Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	201 m2
Plot Size:	141671 m2



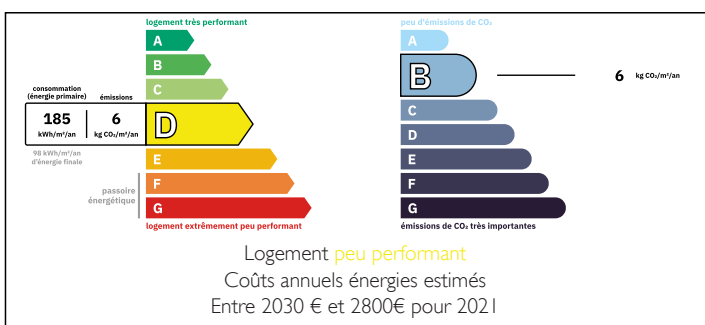
IN BRIEF

Discover this stunning certified organic farm, spanning 14 hectares of breathtaking countryside. Nestled in a peaceful and unspoiled setting, this property combines rural charm with exceptional potential.

The property includes: a renovated farmhouse, blending authenticity with modern comfort, beautiful outbuildings, some attached and others independent, offering endless possibilities, and animal enclosures, perfectly suited for livestock or other agricultural activities.

Ideal for nature lovers, this farmstead also offers significant potential for developing holiday cottages or bed & breakfast accommodations, taking full advantage of its prime location in the heart of Périgord Blanc.

ENERGY - DPE



Whether you dream of an agricultural project, a

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

Located 7 minutes from the centre of the charming town of Montpon-Ménésterol, this certified organic farm offers the perfect blend of rural tranquility and convenient access to modern amenities. Boasting a 205 m² living area and set on 14 hectares (140,450 m²) of beautiful pastures and woodland, this property is ideal for those seeking a peaceful yet well-connected lifestyle.

Prime Location:

Excellent connectivity:

- Easy access to the motorway and train station
- Major cities like Bordeaux, Périgueux, and Bergerac are just 40-50 minutes by car
- Train connections to Périgueux, Libourne, and Bordeaux are quick and convenient

Comprehensive local amenities:

- Several large supermarkets (Intermarché, Lidl, Auchan)
- Petrol stations, schools, doctors, dentists, garages, bars, restaurants, and even a cinema
- A vibrant weekly market adds to the local charm

Key Features:

Renovations & Upgrades:

- Main house roof replaced in 2017
- Modernized plumbing, insulation, and electrical systems (2017–2019)
- Double glazing installed in 2019
- New kitchen fitted in 2024
- Ground-floor shower room equipped for disabled access

Comfort & Efficiency:

- Electric radiators & towel warmers, plus wood stoves in the dining room, lounge, and kitchen (Godin stove)
- Compliant micro-sewage system
- Fibre internet installed for high-speed connectivity
- A well provides an additional water source

Farm Features:

- Fully fenced and maintained to organic certification standards

LOCAL TAXES

Taxe foncière: 1479 EUR

Taxe habitation: EUR

NOTES