

Stone house comprising 4 bedrooms, garden, in a lovely and famous bastide in the south Périgord. Superb views.



## INFORMATION

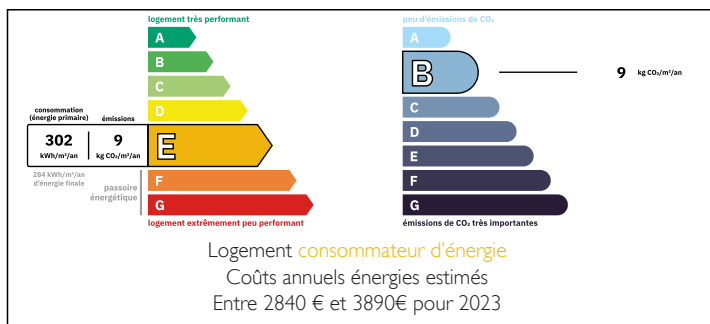
Town:	Monpazier
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	240 m <sup>2</sup>
Plot Size:	726 m <sup>2</sup>



## IN BRIEF

Charming holiday or permanent home in a peaceful village, comprising two spacious bedrooms, two bathrooms, a large open kitchen, living room with terrace and lovely views. In addition, a separate apartment which includes two bedrooms, kitchen and shower room. Garden easy to maintain. At 5mns walk to amenities, 35 mns from Bergerac airport and 45 mns from Sarlat.

## 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

A more precise description; the entrance with shelter leads to the kitchen/dining room(49m<sup>2</sup>), then to the living room(37m<sup>2</sup>) with chimney, storage room and lecture room with access to the terrace. At first floor, a wooden floor lounge with library(17,85m<sup>2</sup>), a bedroom(19,30m<sup>2</sup>), two large cupboards, a bathroom, wc. On the upper floor, a large bedroom(25m<sup>2</sup>) with cupboards, shower room, wc and exposed beams. The apartment is at the ground floor with access from the kitchen and the garden. Comprising two bedrooms(18,50, 14,65m<sup>2</sup>) with access to the lower terrace, a shower room, wc and a fitted kitchen with also access to the garden. Stone walls, tiles on the floor. Mains drainage. This house is a nice opportunity and has potential for an investment or to enjoy as a main house.

## LOCAL TAXES

Taxe habitation: EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES