

## Charming Stone House with Barn & 6845m Fully Enclosed Garden in Le Pizou

EXCLUSIVE

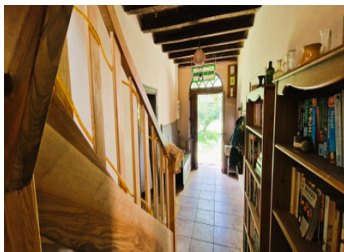


## INFORMATION

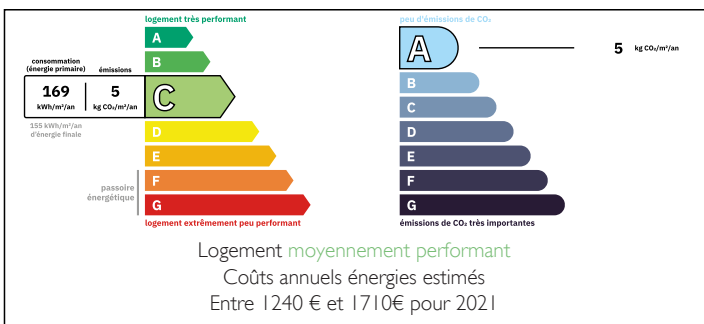
|             |                     |
|-------------|---------------------|
| Town:       | Le Pizou            |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 170 m <sup>2</sup>  |
| Plot Size:  | 6845 m <sup>2</sup> |

## IN BRIEF

Charming stone property of 170 m<sup>2</sup> in Le Pizou (24700) with 6845 m<sup>2</sup> of enclosed land, mature trees, and pond. Located just 10 mins from Montpon-Ménéstérol (trains & A89). 1 hr to Bordeaux, 45 mins to Bergerac. Ground floor: kitchen, lounge with insert, bedroom with en-suite potential. Upstairs: 3 bedrooms, shower room, attic for extra bedroom. Outbuildings include barn, 2 chai, annexe with shower, and piggery with pool pump. Septic tank to 2020 standard, roof redone ~15 years ago, double glazing. Village has bakery, grocery, pharmacy, post office, schools, and doctors. All services in Montpon + weekly market.



## 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

This beautiful stone property in Le Pizou (24700) offers 170 m<sup>2</sup> of living space in a tranquil setting with 6,845 m<sup>2</sup> of fully enclosed land, mature trees, and a pond. Located just 10 minutes from Montpon-Ménéstérol with train station and A89 motorway, and within easy reach of Bordeaux (1 hr) and Bergerac (45 mins).

On the ground floor: a welcoming entrance, kitchen, living room with wood-burning insert (ventilated and heats bedrooms), and a bedroom with plumbing ready for an en-suite.

Upstairs are three additional bedrooms, a shower room, and an attic that can be used as a fourth or fifth bedroom or home office.

Outbuildings include a large barn, two chai, a laundry annexe with shower, and a piggery housing the pool pump for an above-ground pool.

The roof was redone ~15 years ago, the septic system met 2020 standards, and the windows are double-glazed.

The village of Le Pizou offers a bakery, bar, grocery store, pharmacy, post office, medical professionals, and both infant and primary schools. All other amenities, large shops, and a weekly market are just a short drive away in Montpon-Ménéstérol.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES