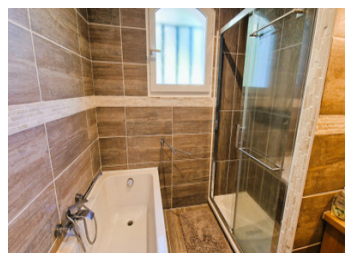
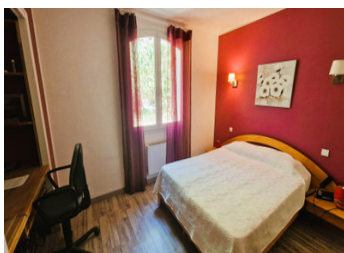
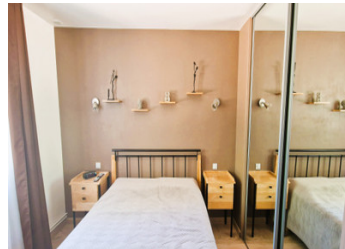
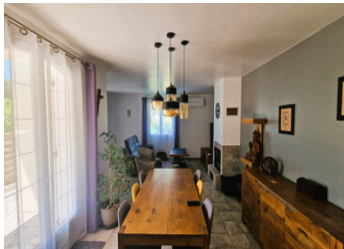


## Lovely 4-Bed Périgourdine House in Quiet Hamlet, Near Amenities & Train, 35 min Bergerac



## INFORMATION

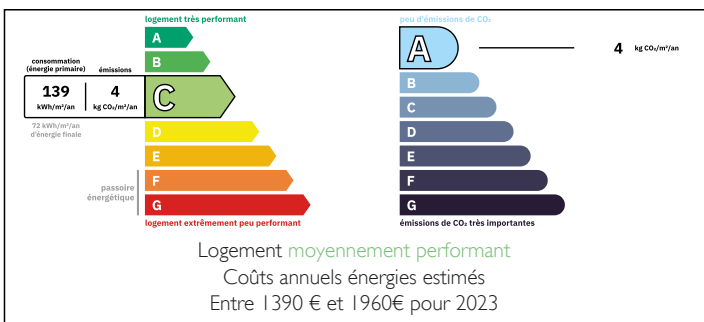
Town:	Ménesplet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	141 m <sup>2</sup>
Plot Size:	4509 m <sup>2</sup>



## IN BRIEF

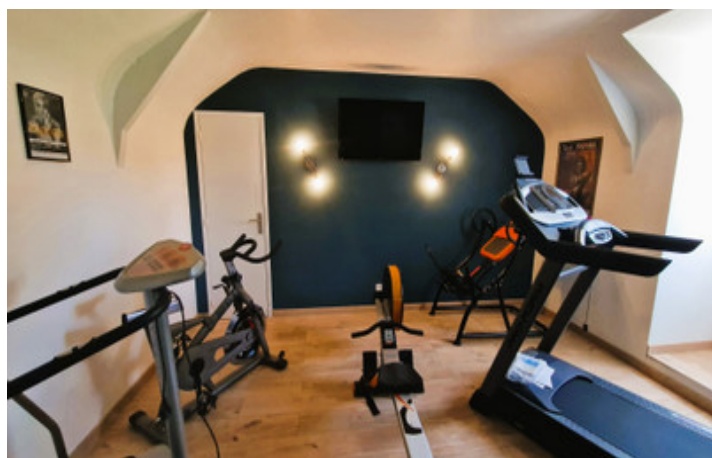
Charming 4-bedroom Périgourdine-style house in a peaceful hamlet in Ménesplet (Dordogne), just minutes from Montpon-Ménéstérol. This well-maintained countryside home offers easy access to shops, services, the A89 motorway, and a train station with direct links to Bordeaux. The property features a spacious 30 m<sup>2</sup> living room with a wood-burning insert, a fully equipped kitchen with dining area, two bedrooms on the ground floor, one bathroom with bath and shower, plus a second bathroom upstairs with a sauna. Set on a 4,900 m<sup>2</sup> fully enclosed plot with electric gate, the home also includes a garage, wooden shed, greenhouse, chicken coop, above-ground pool, well, and fruit trees. Energy-saving features include double glazing, reversible air conditioning, solar water heater, and well-insulated attic. Only the septic system needs updating (estimated cost: €12,000–€15,000). Ideal as a family residence or holiday home.

## 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 well-maintained property offers excellent indoor and outdoor living features, ideal for both year-round living or a holiday home. Set on a generous plot, the home includes a spacious 30 m<sup>2</sup> terrace with two electric awnings, a wooden above-ground pool, and a landscaped garden with a variety of mature fruit trees including plum, apple, peach, mirabelle, and Reine-Claude.

Additional features include:

- Detached garage with automatic door (for one car)
- Electric gate for secure access
- Double glazing and wooden shutters throughout
- Efficient heating with a wood-burning insert, two reversible air conditioning units on the ground floor, and electric convectors
- Fibre internet

## LOCAL TAXES

**Taxe foncière: 1052 EUR**

**Taxe habitation: EUR**

For those who enjoy gardening or DIY, the property also includes:

- A chalet workshop, 9 m<sup>2</sup> greenhouse, attached pantry/laundry room with solar/electric water heater, and several rainwater tanks
- A covered lean-to, a well, and a large 40 m<sup>2</sup> chicken coop
- A barbecue area, fountain, and a constructible section of the plot with solar panels installed by the owner to reduce electricity costs

## NOTES

The roof has been treated, insulation is good, and the home is ready to move into with no major works needed.

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