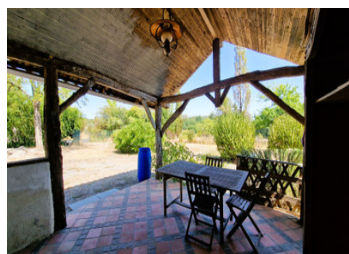


Charming 135 m stone house with garage and garden in a village near Montpon – rental investment opportunity



INFORMATION

Town:	Eygurande-et-Gardedeuil
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	1094 m ²



IN BRIEF

Stone house for sale in Dordogne – 135 m² property located in Eygurande-et-Gardedeuil (24700), just 9 km from Montpon-Ménéstérol train station, 1 hour from Bordeaux, and 50 min from Bergerac. This charming countryside home includes 3 bedrooms, a study, an open fireplace, garage, and a south-facing rear garden of 1,094 m².

Ideal investment property in France with strong rental potential.

Optional 1,422 m² building land for sale with CU.

ENERGY - DPE

DPE not required.

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 stone house for sale in Dordogne, France, is situated in the peaceful village of Eygurande-et-Gardedeuil (24700) — a sought-after rural location with a restaurant, bakery, primary school, and a weekly market offering local organic produce. It's just 9 km from Montpon-Ménestérol, where you'll find a train station, motorway access, schools, medical facilities, sports centres, and shops.

The 135 m² property features a 24 m² fitted kitchen, 35 m² living room with open fireplace, a shower room, WC, utility room, and a garage with potential for conversion.

Upstairs offers 3 bedrooms and a study, perfect for working from home or long-term tenants.

The south-facing garden of 1,094 m² is surrounded by mature trees and offers a peaceful outdoor space which is not overlooked.

The septic tank is not up to current regulations.

Bonus investment option: a 1,422 m² adjoining building plot with CU (planning permission) available for €29,000 FAI – ideal for building a gîte or future development.

Distances:

9 km (10 min) to Montpon-Ménestérol (train to Bordeaux)

80 km (1h) to Bordeaux city/airport

50 km (50 min) to Bergerac and airport

Perfect as a permanent home, holiday house, or long-term rental investment.

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

LOCAL TAXES

Taxe foncière: **353 EUR**

Taxe habitation: **EUR**

NOTES