

Spacious 4-bed home in Lamonzie-Saint-Martin with pool, solar panels, garages and 4,857 m of enclosed land

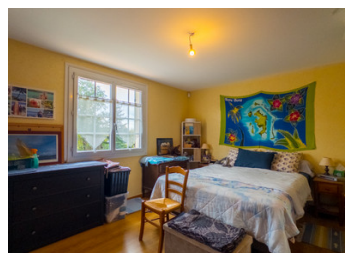


INFORMATION

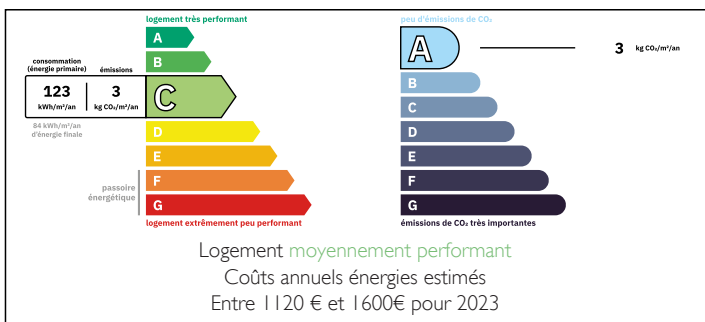
Town:	Lamonzie-Saint-Martin
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	4857 m2

IN BRIEF

A spacious 4-bedroom family home in Lamonzie-Saint-Martin, just 10 minutes from Bergerac and its airport. With pool, sun terrace, solar panels, garages, and nearly 5,000 m² of enclosed land, it's a comfortable home with modern efficiency in a sought-after Dordogne setting.



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.



LOCAL TAXES

Taxe foncière: 1910 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the sought-after area of Lamonzie-Saint-Martin, this spacious family home offers the best of both comfort and convenience in the heart of the Dordogne. The village itself provides all everyday amenities including shops, schools, restaurants, and essential services, making it an ideal place to settle year-round. Just 10 minutes away lies Bergerac, with its vibrant town centre, excellent restaurants, bustling markets, and international airport offering direct flights to the UK and other European destinations. For those who love the Dordogne lifestyle, the surrounding area is dotted with vineyards, rolling countryside, and charming villages waiting to be explored.

The house offers a practical and welcoming layout. On the ground floor, you are greeted by a spacious entrance hall leading to a fitted kitchen and a comfortable living area, perfect for gathering with family and friends. Also on this level is a bedroom, a separate WC, and an attached garage providing both storage and everyday convenience.

Upstairs, the property offers three further bedrooms and two shower rooms, providing flexibility for family, guests, or even a home office setup. The arrangement makes it equally well-suited as a permanent residence or a generous holiday home with space for visitors.

The outdoor spaces are a true highlight. The property sits within an enclosed plot of around 4,857 m², accessed via an electric gate, ensuring privacy and security. A swimming pool with sun terrace creates a perfect spot for summer relaxation, while the grounds offer ample space for gardening, play, or simply...