

House and gardens with wonderful views just a few steps from the centre of Monpazier



## INFORMATION

Town:	Monpazier
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	1685 m2



## IN BRIEF

This well appointed house benefits from a quiet location yet very close to all the amenities of the popular bastide town of Monpazier.

With panoramic views from the terrace across the surrounding countryside, this is a haven in which to relax and recharge.

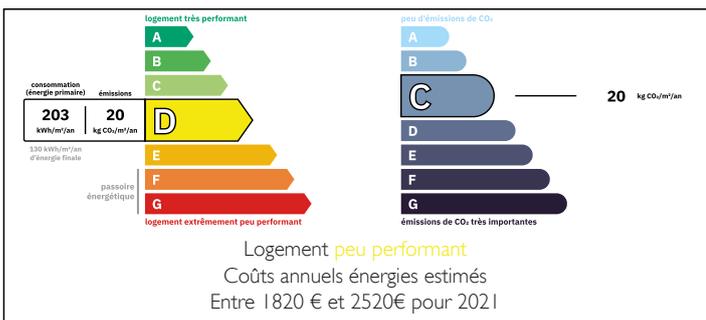
Outside there is a private drive with parking for two cars with access to a basement garage with utility room or hobby room beyond.

Upstairs, the living accommodation is on one level.

Accessing directly from the front terrace, there is a living room with spacious dining kitchen beyond.

The house benefits from natural light in every direction and double-glazed doors from each of the rooms giving access to terraces to the front and rear

## 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

Accessing off a quiet road with little traffic, the driveway has parking spaces for at least two cars with a sous-sol garage beyond (8.9m x 4.3m). A door gives access to a tiled laundry room (4.3m x 4.1m) which could be used as a workshop or artisan space.

Outside steps lead up to a dining terrace with retractable canopy and commanding views over the surrounding countryside. Terraces surround the house, front and back, with six high quality doubled-glazed doors making this a house for outdoor living.

The main entrance leads to a sitting room (4.7m x 3.3m) and internal double doors beyond to a large dining room with newly fitted kitchen (7.5m x 3.7m).

A corridor runs along the centre of the house giving access to a double bedroom (4.0m x 3.2m).

The shower room opposite (3.6m x 2.6m) includes toilet, bidet, walk-in shower, sink unit with storage and a washing machine point.

Two further bedrooms have been joined by the current owners to create a large living room that runs the full width of the house (8.6m x 3.0m). This light and spacious room has access to the front and rear terraces. The partition wall could be recreated to return this to two additional double bedrooms if required.

This is a rare opportunity to buy a house with easy access to the popular and ancient bastide town of Monpazier, yet sitting in a quiet location with countryside in all directions.

-----  
Information about risks to which this property is exposed...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES