



Ref: A40781BW124

Price: 945 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR without fees)

Amazing property consisting in two houses, two sw. pools, outbuildings, great location, close to amenities.



INFORMATION

Town: Monplaisant

Department: Dordogne

Bed: 10

Bath: 6

Floor: 550 m²

Plot Size: 12712 m2









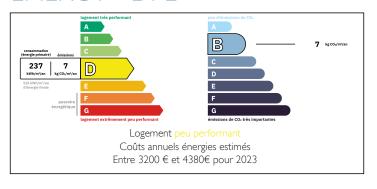




IN BRIEF

Beautiful and immaculate property comprising two separated houses built in 1986 as a rental investment or main residence, including 10 bedrooms, 7 bathrooms, 3 kitchens, outbuildings, 2 sw. pools, beautiful garden with ornemental trees, lawn of about 1,3ha(3 acres). Great location and close to amenities. Solar panels with revenues. Interesting rental income. Many workings for improvements(about €300k) have been done by the owners since 2019. Close to amenities as well as many touristic sites. Access with two independent electric portals and a 100 meters long private drive way.

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.

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LOCAL TAXES

Taxe foncière: 4155 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

These two houses, both designed by an architect and each with a crawl space, can be described as follows: The "Fauvel house" with a beautiful solid wood front door, it offers a lovely entrance hall(approx.17,50m2) with guest a toilet(approx.3.50m2), located opposite the entrance. A large hallway(approx.15m2) leads to a ground-floor bedroom suite(approx. 15,50m2) with a French door opening onto a private terrace, large built-in wardrobes and a tiled bathroom with a large bath tub and shower(approx.14,55m2), towel dryer and another French door leading to the terrace. At the end of the corridor, there is access to the enclosed garage(approx.31,25m2) with electrical panel and photovoltaic inverter, as well as a door leading to the laundry area and the garden. A wood storage area(approx.18,50m2), linen room(approx. 12,50m2) and technical room for the sw. pool with a recent pump complete this area. Still on the ground floor of the house, a pantry with hot-water tank and shelving. The kitchen(approx.22,50m2) is spacious and well-equipped, with terracotta floors and recent renovation, opening onto the terrace as well as a large, bright drawing and dining room(approx.50m2) thanks to its four sets of double-glazed French doors. superb exposed-beams ceiling enhances the character of the living room with its fireplace including a wood burner. Large built-in closets with excellent finishes add charm and comfort. Back to the entrance, an oak tree staircase leads to the upper floor with a mezzanine(approx. 17,45m2) and recent parquet floor. Three bedrooms(12,75m2, 12m2 and 9m2) with moquette,...