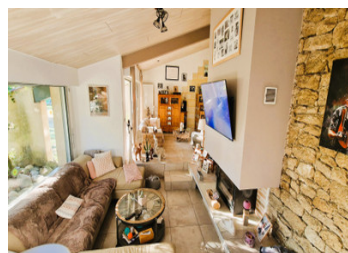


Architect-Designed Home, with pool & independent studio in a calm location near amenities



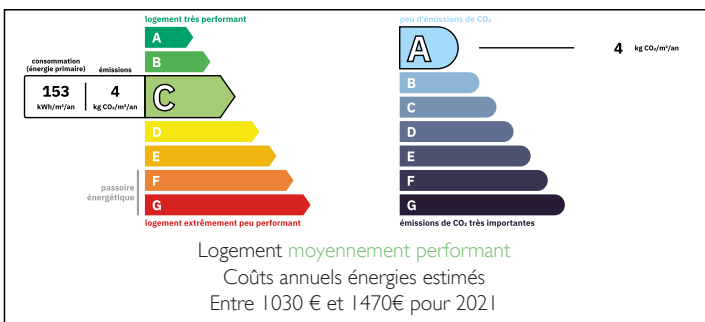
INFORMATION

Town:	Ménesplet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	163 m ²
Plot Size:	5394 m ²

IN BRIEF

Beautiful architect-designed home in Ménesplet, modernised and set in a peaceful, leafy environment with mature trees. This spacious family home offers multiple living areas, a fully equipped kitchen, and a mezzanine perfect for an office or playroom. Outdoors, enjoy a large terrace with covered barbecue, 12×5 m swimming pool, and an independent studio for guests or rental. Modern comforts include new tiling, heat pump, roller shutters, and insulation. Close to amenities, train station, and motorway. Septic tank non-conforming but no other works required. Ideal for family living or investment.

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 habitation: EUR

NOTES

DESCRIPTION

Architect-designed home built in 1984, fully modernised, set in a peaceful, leafy environment in Menesplet, surrounded by mature trees and close to all amenities, the train station, and motorway. Combining comfort and style, it features new tiling, a heat pump, roller shutters, inertia radiators in two bedrooms, and a bathroom with towel rail. Aluminium double glazing in the house (PVC for the studio), electric gate with intercom, and full exterior lighting for security and convenience. Recently insulated floors and ceilings, roof in excellent condition. Septic tank non-conforming but no other work required.

Ground Floor:

Pantry: 13.5 m²

Open kitchen: 8.5 m²

Dining room 1: 15 m²

Dining room 2: 19 m²

Living room 1 with fireplace: 14 m²

Living room 2: 19.5 m²

WC: 1.6 m²

Master bedroom: 10 m² with en-suite 6 m²

Bedrooms 2 & 3: 12 m² each, sharing a Jack & Jill shower

First Floor:

Mezzanine: 16.5 m², perfect for office or playroom

Independent Studio:

Living/kitchen: 17.4 m²

Bedroom: 10 m²

Shower: 3.7 m²

Pool room: 6 m²

Exterior:

Terrace: 50 m²

Covered barbecue: 24.5 m²

Carport for 3 cars: 20 m² with electric point

Garage: 14.5 m²

Swimming pool: 12×5 m

Perfect for family living, entertaining guests, or rental