

House of 8 rooms including 5 bedrooms, living room, dining room with fireplace, kitchen, bathroom, toilet, barn



## INFORMATION

Town:	Lamonzie-Saint-Martin
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	206 m2
Plot Size:	17015 m2

## IN BRIEF

Beautiful real estate complex near Bergerac including a single storey house of 200m2 with attic, 5 bedrooms, dining room with fireplace, living room, kitchen, pantry .

A shower room with sinks and shed. a toilet.

Local boiler room with Viessman boiler. Gas tank.

Courtyard for car garage, workshop

A barn with hayloft, 66m2 workshop and a storage room.

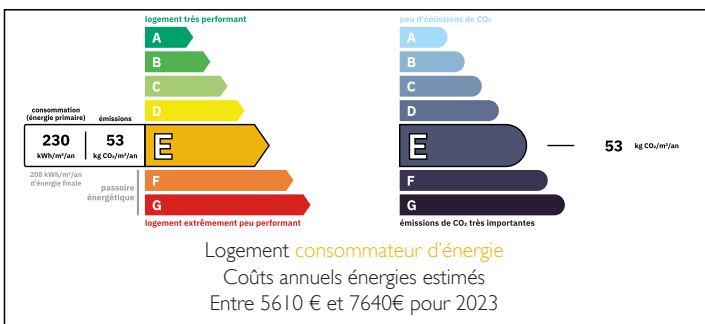
A second attached barn of 160m2 with a floor would allow to consider a second dwelling;

Moreover an old cellar of 177m2 offering a beautiful space for festive evenings.

Large park of 17000m2 with a pond embellishes this property.

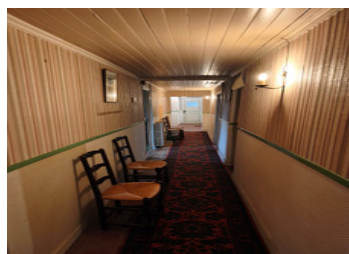
3 wells are operational.

## 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

Beautiful real estate complex near Bergerac including a single storey house of 200m<sup>2</sup> with attic , 5 bedrooms,( 12 to 20sqm) dining room with fireplace 35sqm, living room 26sqm, kitchen 14sqm, .Pantry7sqm. Office 12sqm.

A shower room with sinks and shed8sqm . a toilet 2sqm.

Local boiler room with Viessman boiler. Gas tank. Courtyard for carpark garage 50sqm, workshop 13sqm

A barn with hayloft of 66sqm workshop and a storage room.

A second attached barn of 160sqm with a floor would allow to consider a second dwelling;

Moreover an old cellar of 177sqm offering a beautiful space for festive evenings.

Large park of 17000m<sup>2</sup> with a pond embellishes this property.

3 wells are operational.

This rural property is close to Bergerac with all amenities needed train station and International airport.

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

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

## NOTES