

## New 2-bedroom home with private parking and garden – Senior residence in Montcaret



## INFORMATION

Town:	Montcaret
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	85 m <sup>2</sup>
Plot Size:	502 m <sup>2</sup>

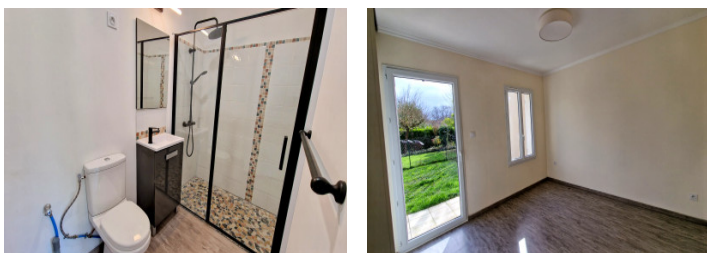


## IN BRIEF

Located approximately 1 hour from Bordeaux, Périgueux and Marmande, 40 minutes from Libourne and Bergerac, and only 30 minutes from Saint-Émilion, discover this new 85 m<sup>2</sup> single-storey home, set within a residence for over-50s in Dordogne.

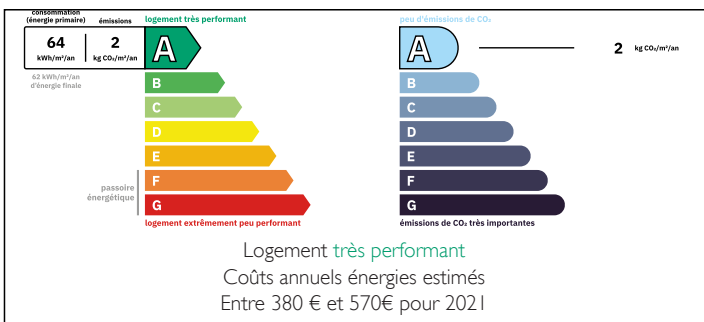


The house comprises a bright and spacious open-plan living area with kitchen, lounge and dining room, two comfortable bedrooms, each with a modern shower room with WC, and a terrace overlooking the garden.



Set on a 502m<sup>2</sup> plot with private garden and terrace, the residence also offers landscaped communal spaces, a social lounge for residents, and a future wellness area with sauna and jacuzzi.

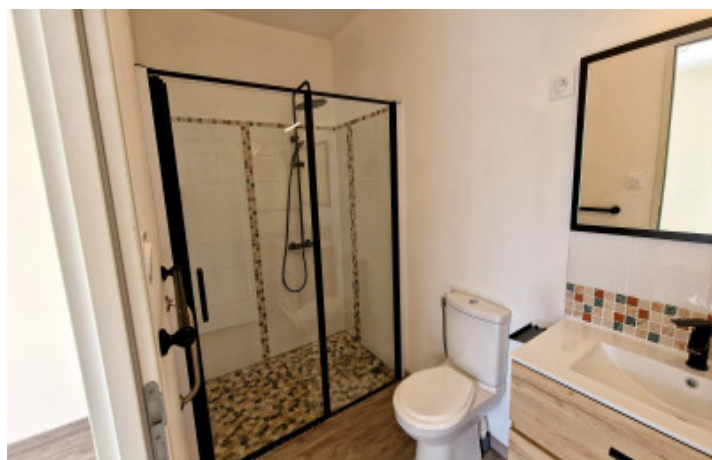
## ENERGY - DPE



An ideal home to enjoy the Dordogne lifestyle, combining comfort, security and a warm community

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

New single-storey house of 85 m<sup>2</sup> located in Montcaret, a sought-after village in Dordogne, ideally positioned between Saint-Émilion, Bergerac and Libourne.

The entrance leads to a spacious living area of over 40 m<sup>2</sup> with an open-plan kitchen, lounge and dining room, offering plenty of natural light. The sleeping area includes two bedrooms of approximately 10 m<sup>2</sup>, each with a modern shower room with toilet.

The property sits on a 502 m<sup>2</sup> enclosed garden with terrace within a secure residence for over-50s designed to encourage a friendly and sociable lifestyle.

### Montcaret & Local Amenities:

Montcaret offers convenient day-to-day amenities including local shops, essential services, medical facilities nearby, and a lively village atmosphere. The area benefits from easy access to Libourne and Bergerac train stations, major road links to Bordeaux, and a beautiful natural setting surrounded by vineyards and countryside.

This home is ideal as a main residence or holiday home for buyers seeking comfort, peace and a high quality of life in Dordogne.

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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 habitation: EUR

## NOTES