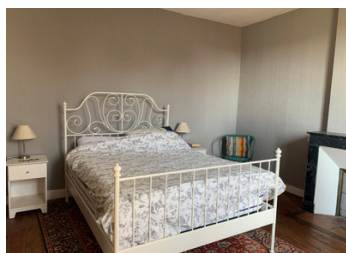


Charming Girondine-style house offering generous living space and great potential,



INFORMATION

Town:	Lamothe-Montravel
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	143 m ²
Plot Size:	1891 m ²



IN BRIEF

Charming Girondine house with 4 bedrooms, cosy lounge with stone fireplace, kitchen and practical layout.

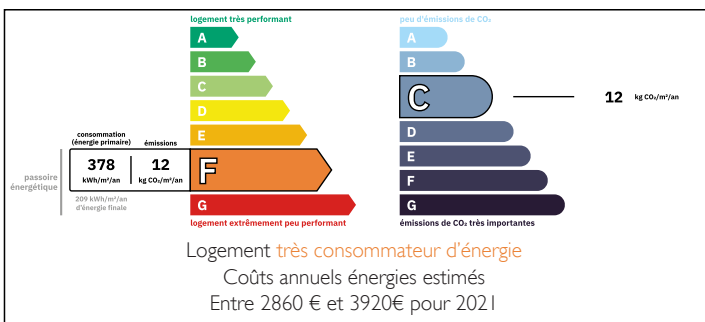
2 attached barns (130 m² & 80 m²) offering great potential.

Pleasant garden.

Walking distance to shops & train station.

25 mins to Saint-Émilion – 1h15 to Bordeaux.

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

On the ground floor, an inviting entrance hall leads to a cosy lounge featuring a traditional stone fireplace, with direct access to one of the adjoining barns. A good-sized kitchen with adjoining utility room completes the main living area.

Also on the ground floor, to the right of the entrance hall, is a bedroom with a separate toilet. There is also a spacious shower room with WC, along with separate stairs leading to a large bedroom with a Velux window—perfect as a guest suite or independent space.

Upstairs, you will find two further bedrooms and a separate WC.

The top floor offers attic space, providing additional storage or potential for further development.

In total, the property offers 4 bedrooms, 1 shower room, and 2 WCs, with a flexible and practical layout.

A key feature of the property is the presence of two attached barns, approximately 130 m² and 80 m², offering excellent potential for conversion, extension, workshop use, or storage (subject to necessary permissions).

Outside, the property benefits from a pleasant garden, completing this characterful home. Would make a perfect Bed and Breakfast with some rearranging.

Ideally located, the property is within walking distance of shops and a train station, with Saint-Émilion just 25 minutes away and Bordeaux approximately 1 hour 15 minutes, offering the perfect balance between countryside living and accessibility.

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

LOCAL TAXES

Taxe foncière: 604 EUR

Taxe habitation: EUR

NOTES