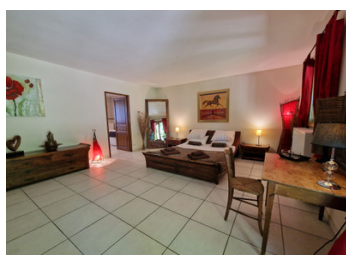


Stunning villa with lush landscaped garden and separate apartment. Very good rental potential.



INFORMATION

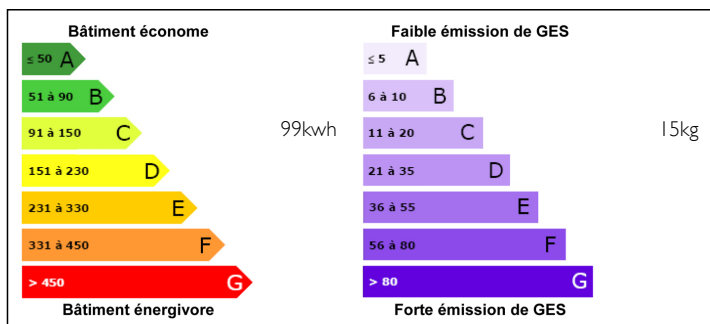
Town:	Montpon-Ménestérol
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	370.36 m2
Plot Size:	14150 m2



IN BRIEF

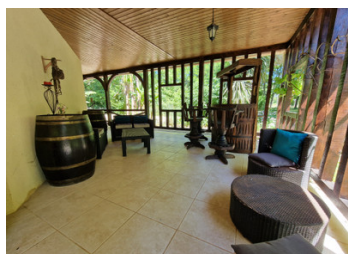
Stunning 8 bedroom villa with adjoining 1-bedroom apartment. It is only a stone's throw from the nearest town and train station. The garden has been beautifully landscaped and gives the feel of being in an exotic oasis. It includes a vine covered terrace which runs along one side of the house. There is a second large terrace at the back of the house which leads to the fully enclosed pool, which has space for sun loungers and has its own small covered terrace. The garden also includes an animal outhouse with pond, a cabin which was once used as an outside bar, a children's play area and of course plenty of lawn space with mature trees providing plenty of shade. The villa has a fully equipped kitchen with dining area, a huge living room and a cinema room with 4 bathrooms/shower rooms and a separate WC plus a one-bedroom apartment with separate entrance. The...

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 foncière: 1200 EUR

NOTES

DESCRIPTION

House.

Ground floor:

Entrance/Hallway - 27 m²

Living Room - 83,2 m²

Kitchen - 30 m²

Cinema Room - 30 m²

WC - 1,85 m²

Laundry Room : 3,6m²

Right Wing :

Bedroom 1 - 25 m²

Bedroom 2 - 10,6 m²

Shower room - 5 m²

Bathroom - 4,5 m²

Left Wing :

Bedroom 1 - 9,3 m²

Bedroom 2 - 8,8 m²

Bedroom 3 - 28,3 m²

Bathroom - 10,3 m²

Upstairs :

Bedroom 1 - 23,6 m²

Bedroom 2 - 12,5 m²

Bedroom 3 - 12,2 m²

Bathroom - 6,8 m²

Apartment :

Living room/Kitchen - 38 m²

Bedroom - 15 m²

Bathroom - 6,8 m²

Electric heating

Septic tank drainage

Wood burning stove in the apartment

Outbuildings :

Cabin (with covered terrace) - 10,4 m² + (6,8 m²)

Animal Outhouse - 15,6 m²

1.4 hectares of surrounding land; perfect for horses, goats, or sheep