

## Family home close to shops and amenities

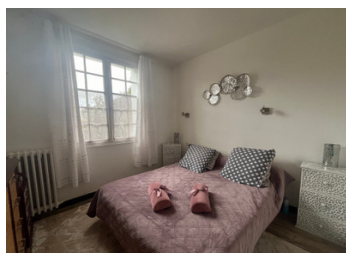
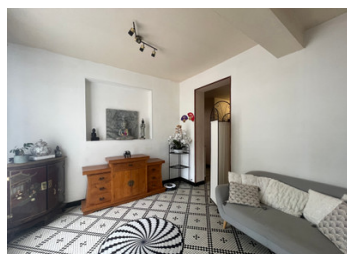


## INFORMATION

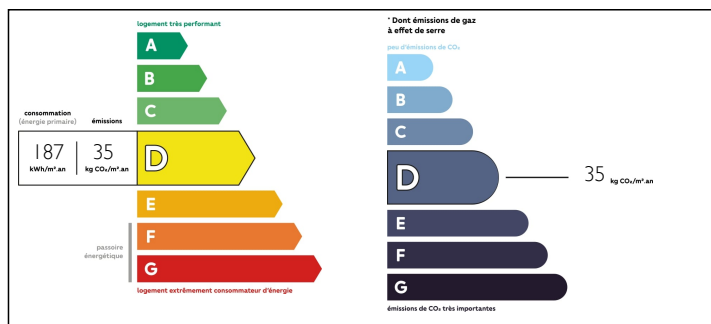
Town:	Lamonzie-Saint-Martin
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	3407 m2

## IN BRIEF

In front of the house, a pretty built well supplies the house and the garden. When you enter the house, a hallway leads to a fitted kitchen with its winter living room and a utility room which leads to the cellar. A corridor leads to a living/dining room with an insert, two bedrooms, a bathroom and a toilet. Upstairs you find a landing which gives access to two bedrooms and a bathroom with WC. The wooded park is fenced and has an electric gate. A path leads you to the double garage, a workshop and a wood shed.

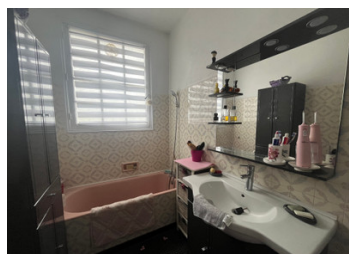


## ENERGY - DPE



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

### Ground floor

- Entrance, 12.25m<sup>2</sup>
- Kitchen, 20.50m<sup>2</sup>
- Winter garden, 12m<sup>2</sup>
- Summer kitchen, 32m<sup>2</sup>
- Living/dining room, 32.50m<sup>2</sup>
- Bedroom, 9m<sup>2</sup>
- Bathroom, 4.65m<sup>2</sup>
- Bedroom, 9m<sup>2</sup>
- WC, 1.75m<sup>2</sup>
- Total, 147.15m<sup>2</sup>

### The floor

- Landing, 9m<sup>2</sup>
- Bedroom, 14.15m<sup>2</sup>
- Bedroom, 13m<sup>2</sup>
- Bathroom, 4.50m<sup>2</sup>
- Total, 40.65m<sup>2</sup>

## NOTES

### Dependencies

- Cellar 25.75m<sup>2</sup>
- Concrete garage, 25.50m<sup>2</sup>
- Concrete garage, 22.50m<sup>2</sup>
- Workshop, 16.00m<sup>2</sup>

-----

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