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House for sale near Lamonzie St Martin in the Dordogne

Lamonzie St Martin, Dordogne, Nouvelle Aquitaine



€315,650

inc. of agency fees

4 Beds 1 Baths 183 sqm 0.19 ha

Situated 15 minutes from Bergerac in Lamonzie-Saint-Martin, this bungalow which was built in 2013 comprises of a main house and an...

At a Glance

Reference MFH-AES11666-EY **Near to** Lamonzie St Martin **Price** €315,650

Bed 4 **Bath** 1 **Hab.Space** 183 sqm

Land 0.19 ha **Pool** No **Land Tax** N/A

Property Description

Situated 15 minutes from Bergerac in Lamonzie-Saint-Martin, this bungalow which was built in 2013 comprises of a main house and an adjoining guest house, in 1,882 m2 of fenced land. The main house comprises of an open plan kitchen, living dining area of 45m2 leading on to a conservatory of over 24 m2 which over looks the garden with a variety of fruit trees. An area currenty used as office space, storage, with

room for a bed for extra guests, leads to the 2 two bedrooms each with ensuite shower room. The guest house which has its own entrance offers an open plan kitchen lounge and dining room, two bedrooms and a separate shower room with shower, toilet and washbasin. The property is double glazed and has solar panels has a double-flow ventilation system which allows passive heat exchange between internal and external air, electric roller shutters, making this a very energy and cost efficient property. The property also has a garage with automatic electric door, a carport for a motorhome, a cave of 50m2 for extra storage, plus a workshop. This property is very versatile and could be used to accommodate two families, or guest accommodation or to provide a rental income, there is room to install a pool if desired.

Summary

Property type: House Bedrooms: 4
Bathrooms 1

Price €315,650

Key Information

Internal Area: 183 sqm Land Area: 0.19 ha

Property Features:
Double Glazed

Location: Nouvelle Aquitaine



Gallery













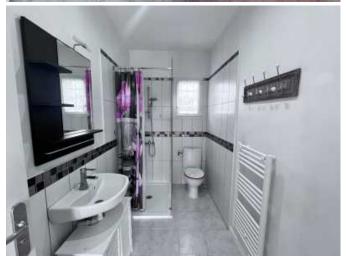


























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