

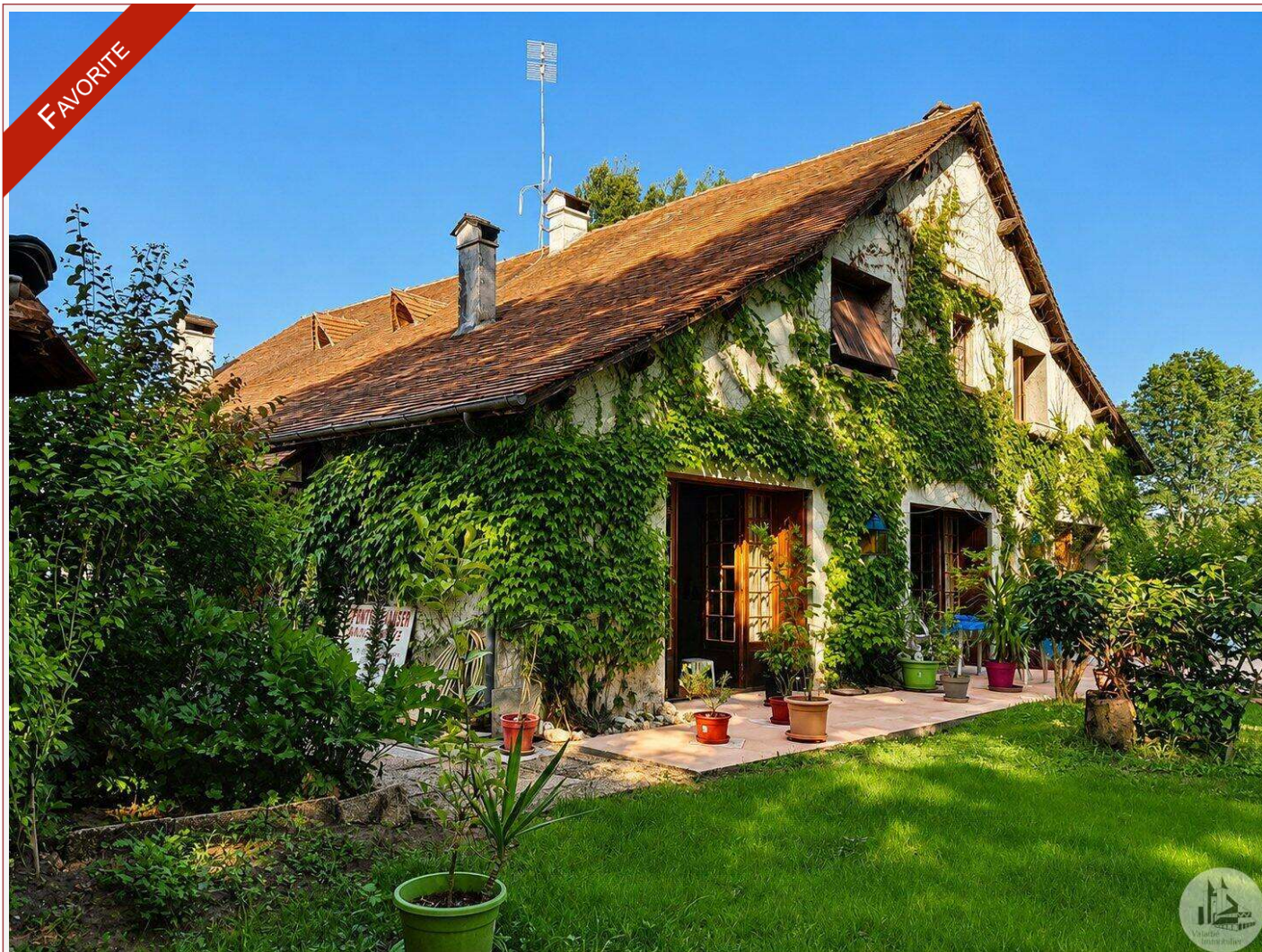


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9131

• House - Montpon-Ménestérol •



DETAILS

Land surface: 17451 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: BIO FIOUL

Drainage/sewage: Septic tank

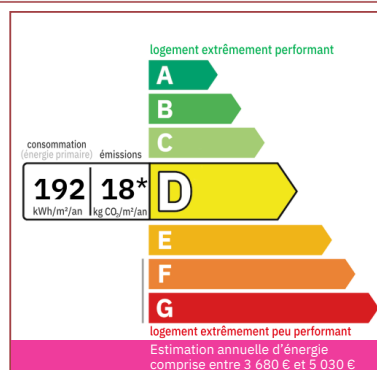
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Charming character property in Périgord style, nestled on 1.7 hectares of land. It offers a beautiful living room with stone fireplace, fitted kitchen, office, orangery and 6 bedrooms with en suite bathrooms, a covered terrace with

300 m² living

17 451 m²

- Castillonès -

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Price fees included

412 335 €

Agency fees: 6 % VAT included*

Price without fees: 388 998 €

*The agency fees are entirely at the cost of the purchaser



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• Description ref n°9131 •

Authentic Périgord-style country house with swimming pool and outbuildings

Discover this charming Périgord-style country house, combining period charm with spacious rooms.

On the ground floor, an entrance hall opens onto a corridor leading to a pleasant living area comprising a living/dining room with a superb stone fireplace and French doors opening to the outside. You will also find an office with direct access to the garden via French doors, a bright orangery-style room, a fully equipped independent kitchen with outside access, a utility room with access to the garden, and a guest WC.

The outbuildings include a garage with a boiler room, a storage room, a professional kitchen, and a technical room dedicated to the swimming pool.

Upstairs, a large mezzanine leads to six bedrooms, each with its own shower room, as well as a separate WC.

Outside, you'll enjoy a lovely covered terrace with a summer kitchen, perfect for entertaining family and friends, as well as a small barn, a well, and a large garden ideal for relaxation.

The property boasts a superb 12 x 6 meter saltwater swimming pool, fitted with a new liner, providing a wonderful space for socializing on sunny days.

This characterful property offers numerous possibilities: a primary residence, a family home, a bed and breakfast business, or a tourism project, all within a peaceful and verdant setting.

