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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

**Bed** 4

**Land** 0.19 ha

**Near to** Lamonzie St  
Martin

**Bath** 1

**Pool** No

**Price** €315,650

**Hab.Space** 183 sqm

**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 m<sup>2</sup> of fenced land. The main house comprises of an open plan kitchen, living dining area of 45m<sup>2</sup> leading on to a conservatory of over 24 m<sup>2</sup> which over looks the garden with a variety of fruit trees. An area currently 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 50m<sup>2</sup> 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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**S. and L. BROWN**



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