

[Click to view MFH-AES11666-EY](#)

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 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 currently used as office space, storage, with room for a bed for extra guests, leads to the 2 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







As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved