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Reference: P10492AFD
Location: Dordogne (24) - Montpon
Type: Barn conversion
Setting: Hamlet
Bedrooms: 9
Bathrooms: 5
Habitable: 320 m²
Land size: 4,000 m²
Condition: Ready to move into
Year built: C19th
Heating: Wood & electric
Shops: 1 Km
Pool: Yes
Outbuildings: Yes



A spacious renovated property set among maize fields, but is just 5 minutes from shops, schools and other amenities.

Set on a 4,000m² plot of land, this home has been divided into three sections, and would suit multiple families or equally adapt as a successful tourism business.

The current arrangement includes a four bedroom house, a three bedroom apartment, a two bedroom house and a recording studio/cinema room. There is also a huge 270m² Perigourdine séchoir (tobacco barn) waiting to be transformed...an ideal builder's project.

In total there are five bath/shower-rooms, three lounges and three kitchens. The recording studio (64m²) has an additional WC and could easily be transformed into further accommodation if desired.

All electrics and plumbing have been renewed. The property is well-insulated and there is a new septic tank system. Heating is provided by woodburners and electric radiators.

An adjacent walled courtyard contains a 7 x 5 m above ground pool, plus a terrace/BBQ area. Most of the land is set to lawn, with a few trees and a vegetable patch.

The River L'Isle is just 1km away, and offers an ideal spot for fishing or walking. Set in a quiet hamlet of four houses, this property has no near neighbours. But the local town, offering all amenities, is just 3 km away. The local village has a primary school, bakers and restaurant and is just 1km away. The local town of Montpon-Menestrol has a secondary school, selection of shops and supermarkets and a train station. Market day is every Wednesday morning.

The cosmopolitan city of Bordeaux is 1 hour away. The famous vineyards and beautiful village of St Emilion are a 30 minute drive away.

Local tourist activities include canoeing, night markets and nearby leisure lakes. The historic town of Bergerac is 35 minutes away and its airport has good connections to the UK and the rest of Europe.

Peter Elias, (Agent Commercial) - RSAC N°48183917300020.

Prix affiché : 250,000€ * TTC / Price includes agency fees
(* Les honoraires de l'agence sont à la charge du vendeur)
Honoraires de 5% TTC inclus (262,500 € hors honoraires)
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€262,500

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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