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| PROPERTY FOR SALEMONTIGNAC AREA |





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| Ref: MP113763 |  | Price: 355.000 € |

Montignac Lascaux Périgord Noir. Superb, authentic manor house opening onto wooded parklands enclosed by stone walls, including a cottage for friends and an outbuilding with cellar and woodshed. There is also a garage and a well. On the ground floor, there are 2 beautiful reception rooms with fireplaces, a study with outstanding parquet flooring and a kitchen with its own courtyard. Upstairs are 5 large bedrooms and an attic above. The charm of stone and the pleasure of a garden of approx. 1232m² on the banks of a stream, within walking distance of shops and schools. A rare property with lots of potential in the centre of town.

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| Characteristics: |
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| * Type: House / Character property
* Style: Stone
* Joint ownership: 2 sides
 | * Condition: Needs decorating
* Usable area: 275 m²
* Land surf. area: 1.232 m²
* Living space: 26 m²
* Hamlet
 | * 6 bedrooms
* 4 bathrooms
* 1 study(ies)
* 11 rooms
* 1 garage
* Heating type: City Gas
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| Additional Information: |
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| Ground floor:* Office
* Kitchen
* Landing
* Garage
* Entrance lobby
* Room
* Lounge
* Dining Room
* Bathroom

1st floor:* 5 Bedrooms
* Corridor
* Landing

2nd floor:* Attic

Outbuildings:* Annex
* House

Energy report:* Energy performance 222,00 KWHep/m²an
 | Energy report (continued):* Gas emission 30,00 Kgco2/m²an

Heating:* Wood
* Gas central heating

Other equipment:* Enclosed Fireplace
* Cupboards
* Mains drainage
* Town gas

Services:* Nearest airport :
* Nearest motorway :
* Nearest shops :
* Outbuildings
* School
* Railway Station
* Hospital
* Broadband
* Well/Spring/Pond
* Bungalow

Land:* fenced
* Well
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6342343_Images\06gildc6501926p6040721zxmug.jpg | C:\ProgramData\activimmo\doc\06gildc6342343_Images\06gildc6501926p6040724zefdm.jpg |
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| Energy Consumption: |
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| **222 KWHep/m² an** | **30 Kg CO2/m² an** |
| **Classe DPE - D** | **Classe GES - D** |

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