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| PROPERTY FOR SALE  MONTIGNAC 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **222 KWHep/m² an** | **30 Kg CO2/m² an** | | **Classe DPE - D** | **Classe GES - D** | |