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| PROPERTY FOR SALE  MONTIGNAC AREA |

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| Ref: MP113562 |  | Price: 381.600 € |

In the Périgord Noir, a few minutes from MONTIGNAC-LASCAUX, this property with character and a swimming pool is set on a plot of about 1.5 ha, with no close neighbours. This holiday home offers about 110 m² of living space on two levels. Swimming pool 10x5. Workshop/garage of 36 m². Nice situation. Quiet location with nice view.

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Style: Stone * Pool * Joint ownership: Detached | * Condition: Needs decorating * Usable area: 100 m² * Land surf. area: 15.531 m² * Living space: 35 m² * Non isolated countryside | * 2 bedrooms * 1 bathroom * 1 study(ies) * 5 rooms * 1 garage * Heating type: Oil | |

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| | Additional Information: | | | --- | --- | |  | | | Ground floor:   * Kitchen * Living room * Bathroom   1st floor:   * 2 Bedrooms * Landing * WC   Outbuildings:   * Garage   Energy report:  Heating:   * Oil central heating | Other equipment (continued):   * Double Glazing * Septic tank   Services:   * Nearest airport : * Nearest motorway : * Calm * Nearest shops : * Outbuildings * School * Railway Station * Hospital * Broadband * View   Land:   * Swimming Pool   View:   * Panoramic view | |

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| | Photos: | | | --- | --- | |  | | | HSVW7133.JPG | ITOQ4887.JPG | | IMG\_3751.JPG | IMG\_3709.JPG | | IMG\_3744.JPG | IMG\_3775.JPG | |

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| | Energy Consumption: | | | --- | --- | |  | | | «graphe\_consommation\_energetique\_bien\_100» |  | | **«consommation\_energetique\_bien»** |  | | **Classe DPE - «classe\_energetique\_bien»** |  | |