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| PROPERTY FOR SALEMONTIGNAC AREA |





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| Ref: MP113642 |  | Price: 212.000 € |

In the Périgord Noir, in the countryside, in a valley between Montignac, Plazac and Thenon, this old farmhouse on 2400 m² of land, is located in a hamlet not isolated. It consists of the house of about 150 m², a beautiful barn of 60 m² and a small outbuilding. The house has a lot of character and offers on the main level a kitchen, living room with fireplace, sitting room, study/bedroom, on the first floor: 2/3 attic bedrooms and a shower room. On the ground floor there is a cellar and a shed/workshop. The barn of 60 m² can be converted. There is oil central heating. From the garden there is a nice view over the valley. Some modernisation/insulation work would be necessary to make the house more comfortable all year round. NB: the house is rented until May 2023.

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| Characteristics: |
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| * Type: House / Character property
* Style: Stone
* Joint ownership: Detached
 | * Condition: Needs decorating
* Usable area: 150 m²
* Land surf. area: 2.436 m²
* Living space: 31 m²
* Non isolated countryside
 | * 4 bedrooms
* 1 bathroom
* 1 study(ies)
* 7 rooms
* 1 garage
* Heating type: Wood & Oil
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| Additional Information: |
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| Property location:* Non isolated countryside

Garden Level:* Workshop
* Basement / Cellar

Ground floor:* Office
* Kitchen
* Living room
* Lounge
* WC

1st floor:* 3 Bedrooms
* Landing
* Shower room
 | Outbuildings (continued):* Workshop
* Barn
* Other

Energy report:* Energy performance 417,00 KWHep/m²an
* Gas emission 132,00 Kgco2/m²an

Services:* Nearest airport :
* Nearest motorway :
* Calm
* Nearest shops :
* Outbuildings
* School
* Railway Station
* Hospital
* Broadband
* View
* Bungalow
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6343200_Images\06gildc6500200p6017088yqhno.jpg | C:\ProgramData\activimmo\doc\06gildc6343200_Images\06gildc6500200p6017090jvmld.jpg |
| C:\ProgramData\activimmo\doc\06gildc6343200_Images\06gildc6500200p51645262dbdca50.jpgIMG\_7879.JPG | C:\ProgramData\activimmo\doc\06gildc6343200_Images\06gildc6500200p56645262d734901.jpgIMG\_7884.JPG |

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| Energy Consumption: |
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| **417 KWHep/m² an** | **132 Kg CO2/m² an** |
| **Classe DPE - F** | **Classe GES - G** |

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