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| PROPERTY FOR SALEMONTIGNAC AREA |





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| Ref: MP113731 |  | Price: 315.880 € |

In the Périgord Noir, less than 3 km from Montignac-Lascaux, nestling in a small, peaceful valley, this two-storey house enjoys a pleasant location. The main level offers around 105 m² of living space with entrance hall, kitchen, lounge/dining room, 3 bedrooms, bathroom and conservatory, and the semi-buried basement offers a large garage/workshop and 2 spare bedrooms. The garden around the swimming pool is very pleasant, with an awning. Shaded terrace. Used for over 20 years as a holiday home, it could also become a main home with some modernisation work.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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| Characteristics: |
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| * Type: Modern house
* Style: Stone
* Pool
* Joint ownership: Detached
 | * Condition: Good
* Usable area: 120 m²
* Land surf. area: 3.120 m²
* Living space: 29 m²
* Non isolated countryside
 | * 4 bedrooms
* 1 bathroom
* 7 rooms
* 1 garage
* Heating type: Electricity
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| Additional Information: |
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| Property location:* Non isolated countryside

Garden Level:* Workshop
* 2 Bedrooms
* Garage

Ground floor:* 3 Bedrooms
* Kitchen
* Entrance lobby
* Open plan living area
* Bathroom
* Veranda
* Cloak room
* WC

Energy report: | Heating (continued):* Electric

Other equipment:* Double Glazing
* Septic tank

Services:* Nearest airport :
* Nearest motorway :
* Calm
* Nearest shops :
* School
* Railway Station
* Hospital
* Broadband
* Bungalow

Land:* Swimming Pool
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6343572_Images\06gildc6501523p6037479ctmtt.jpg | C:\ProgramData\activimmo\doc\06gildc6343572_Images\06gildc6501523p6037491duhbp.jpg |
| C:\ProgramData\activimmo\doc\06gildc6343572_Images\06gildc6501523p6037472mxigp.jpg | C:\ProgramData\activimmo\doc\06gildc6343572_Images\06gildc6501523p6037488eojjx.jpg |

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

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