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| PROPERTY FOR SALE  MONTIGNAC 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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: | | | --- | --- | |  | | | IMG\_7878.JPG | IMG\_7879.JPG | | IMG\_7882.JPG |  | |  | IMG\_7884.JPG | |

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