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| PROPERTY FOR SALE  THENON AREA |

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| Ref: MP113746 |  | Price: 222.600 € |

Situated on the heights of the village of La Bachellerie with its local shops, just 15 minutes from Montignac-Lascaux, this character house has been renovated and now offers 90 m² of living space, virtually on one level, including a living room/kitchen of more than 45 m², two bedrooms with two bathrooms/shower rooms, etc. There is a pretty courtyard at the front, forming an L-shape with the 45 m² barn, which could be converted. A small bakehouse could be restored. Ideal holiday home, without too much exterior maintenance. A must see!

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: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Style: Stone * Joint ownership: Detached | * Condition: Good * Usable area: 90 m² * Land surf. area: 680 m² * Living space: 45 m² * Hamlet | * 2 bedrooms * 1 bathroom * 3 rooms * Heating type: Electricity | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Village   Ground floor:   * 2 Bedrooms * Landing * Open plan living area * Washroom * WC   Outbuildings:   * Shed * Barn * Other   Energy report:   * Energy performance 305,00 KWHep/m²an * Gas emission 9,00 Kgco2/m²an | Heating (continued):   * Electric   Other equipment:   * Double Glazing * Septic tank   Services:   * Nearest airport : * Nearest motorway : * Calm * Nearest shops : * Outbuildings * School * Railway Station * Hospital * Broadband * Bungalow   Land:   * Courtyard | |

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| | Photos: | | | --- | --- | |  | | | IMG0870 | IMG0872 | | 411060324G239239aed1368d7eb354b88fcda751e27227ea | 411060224G2392393ed5e53b19d723be1166cc1a1ebb62a6 | | 411060624G23923964eaa741836a731eb06c2d491d608b68 | 411060524G239239314b9692ddf53e9c4c72ec34fd8344aa | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **305 KWHep/m² an** | **9 Kg CO2/m² an** | | **Classe DPE - E** | **Classe GES - B** | |