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| PROPERTY FOR SALE  MONTIGNAC AREA |

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| Ref: MP113716 |  | Price: 148.400 € |

In Périgord Noir, in Montignac-Lascaux, within walking distance of the shops, this town house with approx. 200 m2 of living space on three levels, offers spacious accommodation and several outdoor spaces, including a covered terrace and a mini-garden to the rear. It has retained many of its original features (adobe, inglenook fireplace, stone sink). Free parking a few steps away. Refurbishment work to be carried out. Seasonal or year-round rental potential.

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: 2 sides | * Condition: Needs decorating * Usable area: 200 m² * Land surf. area: 50 m² * Living space: 42 m² * Terrace: 15 m² * Hamlet | * 3 bedrooms * 1 bathroom * 1 study(ies) * 7 rooms * 1 garage * Heating type: City Gas | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Village   Ground floor:   * Utility Room * Entrance lobby * Room   Half landing:   * Bedroom * Landing * Bathroom   1st floor:   * Kitchen * Room * Lounge   2nd floor:   * Balcony * Office | 2nd floor (continued):   * 2 Bedrooms * Landing   Energy report:   * Energy performance 227,00 KWHep/m²an * Gas emission 42,00 Kgco2/m²an   Heating:   * Gas central heating   Other equipment:   * Double Glazing * Mains drainage * Town gas   Services:   * Nearest airport : * Nearest motorway : * Nearest shops : * School * Railway Station * Hospital * Broadband   Land:   * Courtyard * Terrace | |

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| | Photos: | | | --- | --- | |  | | |  |  | |  |  | |  |  | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **227 KWHep/m² an** | **42 Kg CO2/m² an** | | **Classe DPE - D** | **Classe GES - E** | |