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| PROPERTY FOR SALEMONTIGNAC AREA |





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| Ref: MP113791 |  | Price: 397.500 € |

Beautifully located on a high position with lovely views to its local village, a honey-coloured stone house in the Perigourdine style. Spacious accommodation with three bedrooms, one on the ground floor. There is a large basement garage. Superb swimming pool accessed via the covered dining terrace which also has shower and WC facilties. A special property in the heart of the Perigord. Ready to move into and rent out if desired. A easy lock-up-and-leave. MP113132.

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| Characteristics: |
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| * Type: Modern house
* Constructed in 2009
* Style: Stone
* Pool
* Joint ownership: Detached
 | * Condition: Very good
* Usable area: 150 m²
* Land surf. area: 3.882 m²
* Living space: 44 m²
* Terrace: 23 m²
* Non isolated countryside
 | * 3 bedrooms
* 3 bathrooms
* 1 study(ies)
* 7 rooms
* 1 garage
* Heating type: Climate
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| Additional Information: |
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| Ground floor:* Bedroom
* Open plan living area
* Bathroom
* Terrace
* WC

1st floor:* Office
* 2 Bedrooms
* Corridor
* Dressing Room
* Shower room

Energy report:* Energy performance 116,00 KWHep/m²an => Class D
* Energy performance
* Gas emission 2,00 Kgco2/m²an => Class A
* Gas emission

Heating:* Wood
 | Heating (continued):Other equipment:* Septic tank

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

Basement:* Garage
* Room
* Shower room

Land:* Swimming Pool
* Entrance gate
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6345023_Images\06gildc6502181p6046665oudtl.jpg | C:\ProgramData\activimmo\doc\06gildc6345023_Images\06gildc6502181p6046666fzntd.jpg |
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| Energy Consumption: |
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| **116 KWHep/m² an** | **2 Kg CO2/m² an** |
| **Classe DPE - C** | **Classe GES - A** |

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