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| PROPERTY FOR SALE  MONTIGNAC 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **116 KWHep/m² an** | **2 Kg CO2/m² an** | | **Classe DPE - C** | **Classe GES - A** | |