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| PROPERTY FOR SALE  MONTIGNAC AREA |

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| Ref: MP113769 |  | Price: 436.800 € |

In the heart of a typical Périgord Noir village, 15 minutes from Montignac, this beautiful property will charm you with its spacious accommodation. It offers a magnificent gallery with lovely south-western views, 4 bedrooms, lovely living rooms and a small independent gîte. The 1700m² grounds are suitable for a swimming pool. Lots of charm, local shops and school on foot.

MP113769

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Style: Stone * Joint ownership: Semi-detached | * Condition: Good * Usable area: 300 m² * Land surf. area: 1.700 m² * Living space: 58 m² * Terrace: 47 m² * Hamlet * Orientation: South West | * 5 bedrooms * 3 bathrooms * 8 rooms * 1 garage * Heating type: Oil | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **136 KWHep/m² an** | **40 Kg CO2/m² an** | | **Classe DPE - C** | **Classe GES - E** | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Village   Garden Level:   * 2 Workshop * Utility Room * Boiler room * Corridor * Kitchen * Entry * Bathroom * WC   1st floor:   * 4 Bedrooms * Landing * Shower room * Lounge * Terrace   2nd floor:   * attic   Outbuildings:   * Gite | Outbuildings (continued):   * Covered open building   Energy report:   * Energy performance 136,00 KWHep/m²an * Gas emission 40,00 Kgco2/m²an   Heating:   * Oil central heating   Other equipment:   * Mains drainage   Services:   * Nearest town : * Nearest airport : * Nearest motorway : * Calm * Bed and breakfast * Nearest shops : * Outbuildings * School * Railway Station * Gite * Hospital * Broadband * View   Land:   * Swimming Pool | |

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

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