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| PROPERTY FOR SALEMONTIGNAC 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: |
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| * 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: |
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| **136 KWHep/m² an** | **40 Kg CO2/m² an** |
| **Classe DPE - C** | **Classe GES - E** |

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| Additional Information: |
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| 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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