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| PROPERTY FOR SALEMONTIGNAC AREA |





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| Ref: MP113737 |  | Price: 417.000 € |

In the Périgord Noir, in a quiet hamlet a few kilometres from Montignac-Lascaux, this property set in almost 9 hectares of meadows and woods comprises a main house of approx. 160 m², including 3 bedrooms with shower/bath/wc, a large kitchen with balcony/terrace and a living room with fireplace; an old barn converted upstairs into two gîtes of approx. 40 m², one of which still needs finishing, and a workshop on the ground floor. The house is heated by a wood-burning stove and radiators. This property is situated in a hamlet, on a cul-de-sac, and the land opens out onto beautiful countryside. The land is suitable for horses.

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: |
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| * Type: House / Character property
* Style: Stone
* Joint ownership: Detached
 | * Condition: Good
* Usable area: 240 m²
* Land surf. area: 89.449 m²
* Living space: 40 m²
* Non isolated countryside
 | * 9 bedrooms
* 4 bathrooms
* 12 rooms
* 1 garage
* Heating type: Electricity & Wood
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| Additional Information: |
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| Property location:* Hamlet
* Non isolated countryside

Garden Level:* Basement / Cellar

Ground floor:* Entrance lobby
* Open plan living area
* Living room
* WC

1st floor:* 3 Bedrooms
* Landing
* 2 Shower rooms
* Bathroom
* WC

Outbuildings:* Summer kitchen
* 2 Gite
* Barn

Energy report:* Energy performance 356,00 KWHep/m²an
 | Energy report (continued):* Gas emission 10,00 Kgco2/m²an

Heating:* Wood
* Electric

Other equipment:* Double Glazing
* Septic tank
* Enclosed Fireplace

Services:* Nearest town :
* Nearest airport :
* Nearest motorway :
* Calm
* Nearest shops :
* Outbuildings
* School
* Railway Station
* Gite
* Hospital
* Broadband
* Well/Spring/Pond
* View
* Parking

Land:* Woods
* Meadowland
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| Photos: |
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| Energy Consumption: |
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| **356 KWHep/m² an** | **10 Kg CO2/m² an** |
| **Classe DPE - F** | **Classe GES - B** |

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