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| **Superb village house with patio. Lots of character, beautiful finishes. For those who like it!** |

In the heart of the historic centre of MONTIGNAC-LASCAUX, this superb atypical house of about 175 m² living space has a lot of character. It has all the architectural elements of the Périgord (stone sink, inglenook fireplace, adobe floor, etc.). All the volumes are comfortable and bright for a town house. It offers a large living room with open kitchen, a large office, 3 bedrooms with bathroom/shower room...Very rare in the centre, a nice patio with a small pool. The icing on the cake: a rented, independent flat of 80 m² (no nuisance for the main house) ensuring a rental income. Easy parking or possibility of a garage nearby. Unique!!!

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Date de réalisation dpe:

**PRIX HONORAIRES INCLUS : 349,800 €**

**PRIX HONORAIRES EXCLUS : 330,000 €**

**HONORAIRES TTC A LA CHARGE DE L’ACQUÉREUR : 6.00%**

Données non contractuelles fournies à titre indicatif

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