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| PROPERTY FOR SALE  MONTIGNAC AREA |

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| Ref: MP113731 |  | Price: 315.880 € |

In the Périgord Noir, less than 3 km from Montignac-Lascaux, nestling in a small, peaceful valley, this two-storey house enjoys a pleasant location. The main level offers around 105 m² of living space with entrance hall, kitchen, lounge/dining room, 3 bedrooms, bathroom and conservatory, and the semi-buried basement offers a large garage/workshop and 2 spare bedrooms. The garden around the swimming pool is very pleasant, with an awning. Shaded terrace. Used for over 20 years as a holiday home, it could also become a main home with some modernisation work.

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: | | | | --- | --- | --- | |  | | | | * Type: Modern house * Style: Stone * Pool * Joint ownership: Detached | * Condition: Good * Usable area: 120 m² * Land surf. area: 3.120 m² * Living space: 29 m² * Non isolated countryside | * 4 bedrooms * 1 bathroom * 7 rooms * 1 garage * Heating type: Electricity | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Non isolated countryside   Garden Level:   * Workshop * 2 Bedrooms * Garage   Ground floor:   * 3 Bedrooms * Kitchen * Entrance lobby * Open plan living area * Bathroom * Veranda * Cloak room * WC   Energy report: | Heating (continued):   * Electric   Other equipment:   * Double Glazing * Septic tank   Services:   * Nearest airport : * Nearest motorway : * Calm * Nearest shops : * School * Railway Station * Hospital * Broadband * Bungalow   Land:   * Swimming Pool | |

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

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| | Energy Consumption: | | | --- | --- | |  | | | «graphe\_consommation\_energetique\_bien\_100» |  | | **«consommation\_energetique\_bien»** |  | | **Classe DPE - «classe\_energetique\_bien»** |  | |