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| PROPERTY FOR SALEMONTIGNAC AREA |





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| Ref: MP113557 |  | Price: 206.700 € |

In the Périgord Noir, 5 minutes from MONTIGNAC-LASCAUX, this character house with garden offers on the ground floor a large living room with kitchen/living room with fireplace, 1 bedroom, 1 large bathroom and a laundry room. On the first floor there is a bedroom and a large convertible attic. On the ground floor there is a bedroom with bathroom to be finished. Nice view from the garden. The structure is in very good condition.

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| Characteristics: |
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| * Type: House / Character property
* Style: Stone
* Joint ownership: Detached
 | * Condition: Good
* Usable area: 120 m²
* Land surf. area: 410 m²
* Living space: 53 m²
* Hamlet
 | * 3 bedrooms
* 1 bathroom
* 3 rooms
* Heating type: Wood & Oil
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| Additional Information: |
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| Ground floor:* 2 Bedrooms
* Open plan living area
* Bathroom
* Washroom

1st floor:* Bedroom
* Attic

Energy report:* Energy performance 360,00 KWHep/m²an
* Gas emission 110,00 Kgco2/m²an

Heating:* Wood
* Oil central heating
 | Other equipment (continued):* Double Glazing
* Mains drainage

Services:* Nearest airport :
* Nearest motorway :
* Calm
* Nearest shops :
* School
* Railway Station
* Hospital
* Broadband
* View
* Bungalow

Basement:* Basement / Cellar

View:* Panoramic view
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6343805_Images\06gildc6499452p6020141fpwue.jpg | C:\ProgramData\activimmo\doc\06gildc6343805_Images\06gildc6499452p6020143pbime.jpg |
| C:\ProgramData\activimmo\doc\06gildc6343805_Images\06gildc6499452p6020146spjgx.jpg | C:\ProgramData\activimmo\doc\06gildc6343805_Images\06gildc6499452p6020148otsvo.jpg |

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| Energy Consumption: |
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| **360 KWHep/m² an** | **110 Kg CO2/m² an** |
| **Classe DPE - F** | **Classe GES - G** |

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