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