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| PROPERTY FOR SALETHENON AREA |





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| Ref: MP113746 |  | Price: 222.600 € |

Situated on the heights of the village of La Bachellerie with its local shops, just 15 minutes from Montignac-Lascaux, this character house has been renovated and now offers 90 m² of living space, virtually on one level, including a living room/kitchen of more than 45 m², two bedrooms with two bathrooms/shower rooms, etc. There is a pretty courtyard at the front, forming an L-shape with the 45 m² barn, which could be converted. A small bakehouse could be restored. Ideal holiday home, without too much exterior maintenance. A must see!

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: 90 m²
* Land surf. area: 680 m²
* Living space: 45 m²
* Hamlet
 | * 2 bedrooms
* 1 bathroom
* 3 rooms
* Heating type: Electricity
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| Additional Information: |
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| Property location:* Village

Ground floor:* 2 Bedrooms
* Landing
* Open plan living area
* Washroom
* WC

Outbuildings:* Shed
* Barn
* Other

Energy report:* Energy performance 305,00 KWHep/m²an
* Gas emission 9,00 Kgco2/m²an
 | Heating (continued):* Electric

Other equipment:* Double Glazing
* Septic tank

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

Land:* Courtyard
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6343806_Images\06gildc6501637p11653a646944ac4.jpg411060324G239239aed1368d7eb354b88fcda751e27227ea | C:\ProgramData\activimmo\doc\06gildc6343806_Images\06gildc6501637p1653a64484b7c5.jpg411060224G2392393ed5e53b19d723be1166cc1a1ebb62a6 |
| C:\ProgramData\activimmo\doc\06gildc6343806_Images\06gildc6501637p9653a6462df543.jpg411060624G23923964eaa741836a731eb06c2d491d608b68 | C:\ProgramData\activimmo\doc\06gildc6343806_Images\06gildc6501637p8653a6462242ff.jpg411060524G239239314b9692ddf53e9c4c72ec34fd8344aa |

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| Energy Consumption: |
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| **305 KWHep/m² an** | **9 Kg CO2/m² an** |
| **Classe DPE - E** | **Classe GES - B** |

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