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| PROPERTY FOR SALE  THENON AREA |

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| Ref: MP113831 |  | Price: 233.200 € |

In Périgord Noir, 20 minutes from Montignac Lascaux, between Périgueux and Brive, charming character house in very good condition with 2000 m² of land. On the ground floor, fully restored, there's a living room, a shower room, a bedroom, separate WC and a kitchen to renovate. Two bedrooms, WC and a bathroom are located in a non-communicating annex, also on the ground floor. Ideal for vacations with family or friends.

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Joint ownership: Detached | * Condition: Good * Usable area: 117 m² * Land surf. area: 2.011 m² * Living space: 39 m² * Hamlet * Orientation: South West | * 3 bedrooms * 2 bathrooms * 8 rooms * 1 garage * Heating type: Electricity | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Hamlet   Garden Level:   * Utility Room 20 m² covered passage (garage) * Bedroom 13.18 m² on terrace * Kitchen 13.36 m² * Landing 2.23 m² * Dining Room 43.48 m² * WC 2.27 m² with handrinse   Outbuildings:   * Lean-to * House Small house: two bedrooms: 11.33 m² and 20.78 m², bathroom: 3.2 m², WC: 1.16 m², hallway: 3 m².   Energy report:  Heating:   * Electric Radiators   Other equipment:   * Mains drainage | Other equipment (continued):   * Hot Water Water heaters   Windows:   * Wood * Shutters wood * Simple Glazing   Services:   * Nearest airport : * Nearest motorway : * Nearest shops : * Outbuildings * School * Railway Station * Hospital * Broadband * View * Bungalow   Land:   * Wooded * Entrance gate   Roof:   * Tiles * Zinc   View:   * Panoramic view * Garden View | |

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| | Photos: | | | --- | --- | |  | | | IMG0566 |  | |  |  | |  | IMG0581 | |

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