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| PROPERTY FOR SALE  MONTIGNAC AREA |

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| Ref: MP113737 |  | Price: 417.000 € |

In the Périgord Noir, in a quiet hamlet a few kilometres from Montignac-Lascaux, this property set in almost 9 hectares of meadows and woods comprises a main house of approx. 160 m², including 3 bedrooms with shower/bath/wc, a large kitchen with balcony/terrace and a living room with fireplace; an old barn converted upstairs into two gîtes of approx. 40 m², one of which still needs finishing, and a workshop on the ground floor. The house is heated by a wood-burning stove and radiators. This property is situated in a hamlet, on a cul-de-sac, and the land opens out onto beautiful countryside. The land is suitable for horses.

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: House / Character property * Style: Stone * Joint ownership: Detached | * Condition: Good * Usable area: 240 m² * Land surf. area: 89.449 m² * Living space: 40 m² * Non isolated countryside | * 9 bedrooms * 4 bathrooms * 12 rooms * 1 garage * Heating type: Electricity & Wood | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Hamlet * Non isolated countryside   Garden Level:   * Basement / Cellar   Ground floor:   * Entrance lobby * Open plan living area * Living room * WC   1st floor:   * 3 Bedrooms * Landing * 2 Shower rooms * Bathroom * WC   Outbuildings:   * Summer kitchen * 2 Gite * Barn   Energy report:   * Energy performance 356,00 KWHep/m²an | Energy report (continued):   * Gas emission 10,00 Kgco2/m²an   Heating:   * Wood * Electric   Other equipment:   * Double Glazing * Septic tank * Enclosed Fireplace   Services:   * Nearest town : * Nearest airport : * Nearest motorway : * Calm * Nearest shops : * Outbuildings * School * Railway Station * Gite * Hospital * Broadband * Well/Spring/Pond * View * Parking   Land:   * Woods * Meadowland | |

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

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **356 KWHep/m² an** | **10 Kg CO2/m² an** | | **Classe DPE - F** | **Classe GES - B** | |