|  |
| --- |
| PROPERTY FOR SALEMONTIGNAC AREA |





|  |  |  |
| --- | --- | --- |
| 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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|

| 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
 |

 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|

| 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
 |

 |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

| Photos: |
| --- |
|  |
| C:\ProgramData\activimmo\doc\06gildc6345540_Images\06gildc6501542p6037361vecgo.jpg | C:\ProgramData\activimmo\doc\06gildc6345540_Images\06gildc6501542p6037336ljogp.jpg |
| C:\ProgramData\activimmo\doc\06gildc6345540_Images\06gildc6501542p6037349pdftq.jpg | C:\ProgramData\activimmo\doc\06gildc6345540_Images\06gildc6501542p6037358lzibz.jpg |
| C:\ProgramData\activimmo\doc\06gildc6345540_Images\06gildc6501542p6037338spept.jpg | C:\ProgramData\activimmo\doc\06gildc6345540_Images\06gildc6501542p6037337xtcmu.jpg |

 |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

| Energy Consumption: |
| --- |
|  |
| C:\ProgramData\activimmo\doc\06gildc6345540_Images\dpe-energie-f.jpg | C:\ProgramData\activimmo\doc\06gildc6345540_Images\dpe-ges-B.jpg |
| **356 KWHep/m² an** | **10 Kg CO2/m² an** |
| **Classe DPE - F** | **Classe GES - B** |

 |