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| PERIGORD Noir - MONTIGNAC AREA |

Réf: MP113821

439 900 €honoraires inclus à la charge de l'acheteur.

In the Périgord Noir, in the typical village of Beauregard, with bakery, beautiful barn renovated into a comfortable vacation home with swimming pool.

On a hilltop with a lovely view, in the small village of Beauregard, 15 minutes from Montignac-Lascaux, with easy access to main roads, this former barn, part of a larger, fully-renovated property complex, has now become a large, bright and comfortable vacation home. On two communicating levels, it offers two beautiful apartments, each with a large living room with terrace, two bedrooms (4 in total) and two bathrooms/water closets (4 in total). The property offers 166 m² of living space and is heated by a large heat pump. Beautiful heated swimming pool with lovely views. Quiet but not isolated location. Very versatile property with significant seasonal rental potential.

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| Caractéristiques : |
| Type: House / Character propertyPiscine : Swimming pool Private | Etat: Very goodSurf. hab: 166 m²Terrain: 2,500 m²Séjour: 50 m²Terrasse: 20 m²HamletExposition: North South | 4 chambres4 s.d.b10 piècesChauffage: Heating pump |

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| Détails complémentaires: |
| * PROPERTY LOCATION: - Village GROUND FLOOR: - 2 Bedrooms  - Open plan living area  - Bathroom  - Washroom 1ST FLOOR: - 2 Bedrooms  - Corridor  - Room  - Shower room  - Bathroom  - Terrace OUTBUILDINGS: - Shed ENERGY REPORT: - Energy performance: 58 KWHep/m²an - Gas emission: 1 Kgco2/m²anHEATING: -
 | * OTHER EQUIPMENT: - Double Glazing  - Mains drainage SERVICES: - Nearest airport :  - Nearest motorway :  - Calm  - Nearest shops :  - Outbuildings  - School  - Railway Station  - Hospital  - Broadband  - View  - Bungalow LAND: - Swimming Pool VIEW: - Panoramic view WEB OPTIONS: - Scrolling
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| Consommations énergétiques: |
|  |  |
| **58** | **1** |
| **Classe DPE - B** | **Classe GES - A** |

**Taxe foncière:**

**Agent responsable du dossier**: Mr Ludovic MONS \ Email : mperigord@wanadoo.fr \ Tel :  **\** Mobile : 0672150964

Les informations sont données à titre informatif et non contractuel.