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| https://gildc.activimmo.ovh/mesimages/logo117gildc.jpg | **AGENCE DU PERIGORD**1, Voie de la Vallée SAINT-CYPRIEN05 53 28 96 75 - agenceduperigord@gmail.com |

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| Superb village house with patio. Lots of character, beautiful finishes. For those who like it! |
| Situé à MONTIGNACPrix: 349,800 €Réf. : MP113518 | https://gildc.activimmo.ovh/pic/420x280/06gildc6499297p3762d6b91f7ffee.jpg |

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|  | **3 Chambres** |  | **3 Bathrooms** |
|  | **Surface habitable : 175 m²** |  | **Terrain : 173 m²** |

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| Descriptif |
| In the heart of the historic centre of MONTIGNAC-LASCAUX, this superb atypical house of about 175 m² living space has a lot of character. It has all the architectural elements of the Périgord (stone sink, inglenook fireplace, adobe floor, etc.). All the volumes are comfortable and bright for a town house. It offers a large living room with open kitchen, a large office, 3 bedrooms with bathroom/shower room...Very rare in the centre, a nice patio with a small pool. The icing on the cake: a rented, independent flat of 80 m² (no nuisance for the main house) ensuring a rental income. Easy parking or possibility of a garage nearby. Unique!!! |

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| Caractéristiques principales |
| Type: House / Character propertyPiscine 1 | Etat: Very goodSurf. habitable: 175 m²Terrain: 173 m²Séjour: 59 m²Terrasse: 50 m²Hamlet | 3 Chambres3 Salles de bain6 Pièces1 BureauChauffage: City Gas |

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| Détails complémentaires |
| GROUND FLOOR: - Utility Room  - Office  - Boiler room  - Corridor  - Open plan living area  - WC 1ST FLOOR: - 3 Bedrooms  - Landing  - WC ENERGY REPORT: - HEATING: - Gas central heating  | OTHER EQUIPMENT: - Double Glazing  - Mains drainage SERVICES: - Nearest airport :  - Nearest motorway :  - Nearest shops :  - School  - Railway Station  - Hospital  - Broadband LAND: - Swimming Pool WEB OPTIONS: - Scrolling  |

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| DPE |
| Classe énergétique :  | Classe GES :  |
| https://files.activimmo.com/storage/etiquettes/photo/dpe/dpe-energie-.jpg | https://files.activimmo.com/storage/etiquettes/photo/dpe/dpe-ges-.jpg |
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| Photos |
| https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p3963736ee8c99f8.jpg | https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p3362d6b93073da7.jpg |
| https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p3623a04ef2530d.jpg | https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p4623a04eccf87c.jpg |
| https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p9623a04f8e3c0c.jpg | https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p6623a04e742045.jpg |
| https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p34623a05be86a12.jpg | https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p12623a050a4278d.jpg |
| https://gildc.activimmo.ovh/pic/255x170/06gildc6499297p8623a050bc504a.jpg | https://qrcode.kaywa.com/img.php?s=3&d=https%3A%2F%2Fwww.agence-du-perigord.com%2Findex.php%3Faction%3Ddetail%26nbien%3D6499297%26clangue%3Den |

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