

Very charming 3/4 bed stone cottage - double garage - heated pool - in walking distance of local amenities

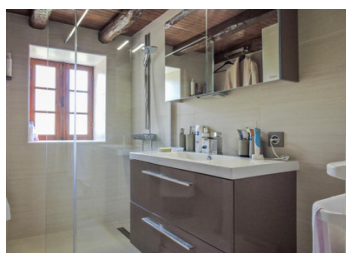
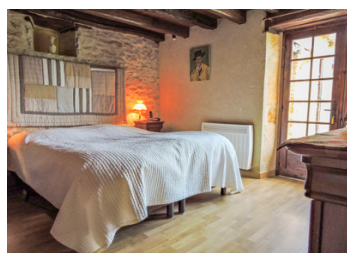
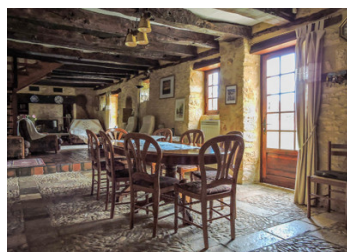


## INFORMATION

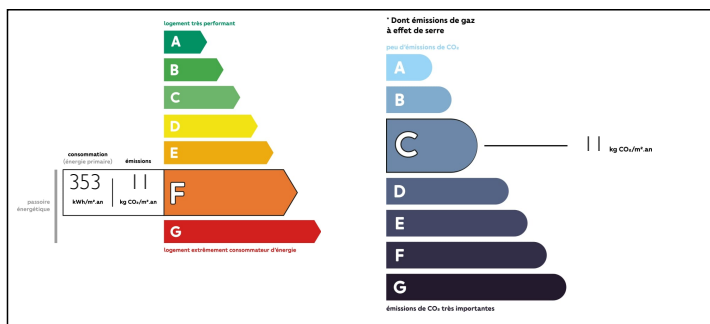
Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	4100 m2

## IN BRIEF

This very attractive stone cottage comprises a large salon and dining room with "pisé" flooring - exposed stone and beams. The fitted kitchen with storage room has access to a very private terrace. Further you will find 4 good sized bedrooms (2 on groundlevel), a bathroom and a recently renovated shower room with walk-in shower. Besides the authenticity and charm of the building the main point of attraction is the splendid heated pool with telescopic enclosure giving the opportunity to use the pool all year long. Pool house with WC - shower and a very large double garage / workshop. All this splendor just at the outskirts of an authentic Perigordian village near Montignac in walking distance from local amenities and restaurants. Simple glazed - electric heaters - wood insert.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1518 EUR**

**Taxe habitation: 1152 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE

Entrance 8m<sup>2</sup>

Salon/dining 48,5m<sup>2</sup>

Kitchen with access to the terrace 7m<sup>2</sup>

Utility room/storage 7,5m<sup>2</sup>

Hall 9m<sup>2</sup>

Laundry room/workshop with kitchenette 23m<sup>2</sup>

Hall 2m<sup>2</sup>

Bedroom 1 : 13m<sup>2</sup>

Bedroom 2 : 15m<sup>2</sup>

Modern shower room with walk-in shower 4m<sup>2</sup>

WC

First Floor

Mezzanine office 7m<sup>2</sup>

Bathroom 4,5 m<sup>2</sup> with bath and sink

communicating with

childrens bedroom 7m<sup>2</sup>

bedroom with sink and WC 12,5m<sup>2</sup>

DOUBLE GARAGE 50m<sup>2</sup> with remote controlled doors

Pool house with shower - WC

Heated pool 4 x 10 m with telescopic enclosure

Bergerac airport 1H

Local amenities 5 mn walk

Supermarket at 5 km

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>