

Pretty village stone home - detached - fully renovated - 3 bed/2bath - private garden -garage - pleasant views

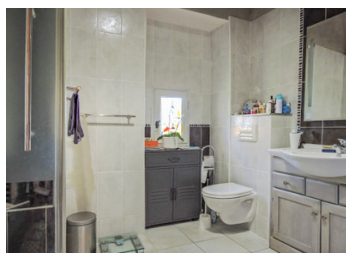


## INFORMATION

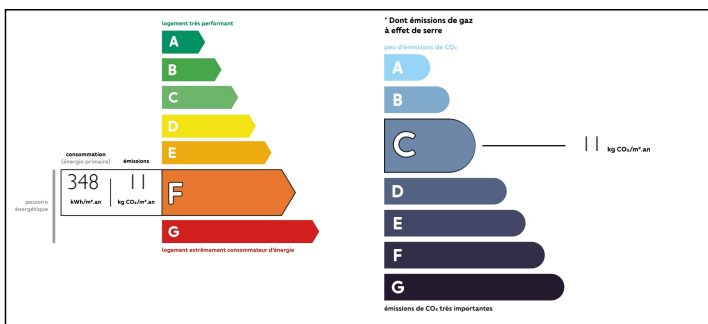
Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	400 m2

## IN BRIEF

To enjoy a holiday feeling look no further than this charming and authentic stone village house ! Completely detached , with good-sized low maintenance garden, it sits in an authentic village near Montignac. On ground level you will find a lounge with open plan kitchen and access to a very sunny terrace. The first floor offers a salon with period open fire place - one bedroom and one shower room. The second floor opens to 2 attic bedrooms and a shower room. On the garden level a vaulted cellar with garage and private parking space. Double glazed - electric heating + wood stove. This house also comes with a very private and maintainable garden of about 300m2 and a small stone outbuilding for storage.

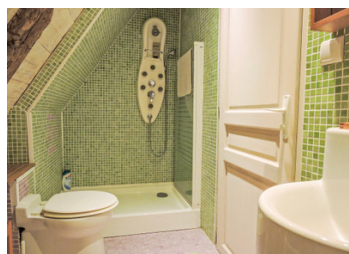


## ENERGY - DPE



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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.



## DESCRIPTION

### RDC

Lounge with wood-burner 51 m<sup>2</sup>- French doors giving access to the terrace with pleasant views.

### First Floor

Salon with stone period open fire place and "pisé" flooring 30m<sup>2</sup>

Bedroom 12m<sup>2</sup>

Shower room with WC 6m<sup>2</sup>

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

Childrens room 8,5m<sup>2</sup>

Shower room with WC

Vaulted cellar with garage 27m<sup>2</sup>

Small outbuilding 8m<sup>2</sup>

Double glazed - electric heaters

Montignac 6 km

Sarlat 30 km

Bergerac Airport 1h15

## LOCAL TAXES

Taxe foncière: 885 EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES