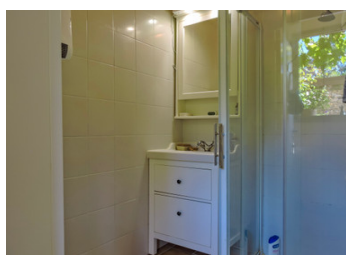
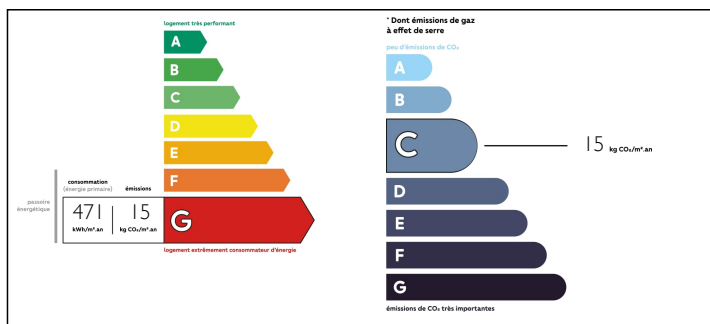


**SOLD !** Cosy 2 bed stone cottage - barn - over 20 acres of land -hamlet setting -mesmerising countryside views



## ENERGY - DPE



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	82800 m2

## IN BRIEF

SOLD BY LEGGETT! Oozing character and charm, nestled within glorious countryside, this pretty cottage is in easy reach of amenities and the dynamic village of Montignac home to the Lascaux Caves. Presented to walk in condition to include fitted kitchen, contemporary shower room and tasteful decor throughout, this is a perfect holiday or permanent home. Of particular note are the authentic barn at the rear of the house and the 24 of acres grass and woodland coming with the sale. Internally, the accommodation comprises on the ground floor: entrance with utility room - WC and wet room leading to welcoming salon with apparent stonework - open fire place with woodburner, fully fitted open plan kitchen. On the first floor are two good-sized double bedrooms both enjoying a pleasant outlook across the surrounding countryside to the front Double glazed -water softener - drainage will need replacement

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.



## DESCRIPTION

Entrance 2,50m2  
Utility room 5m2  
WC  
Shower room 2,5m2  
Salon 27m2  
Fitted kitchen 22,50  
First Floor  
Landing 2 m2  
Bedroom 1 with skylight 12m2  
Bedroom 2 with skylight 9,50m2  
Courtyard  
Semi detached barn 36m2  
20 acres of mixed grass and woodland mostly in front of the property.

Montignac - Home to the Lascaux caves 4km  
Sarlat 25 mn  
Bergerac and Brive la Gaillarde Airport 1 H

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

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

## NOTES