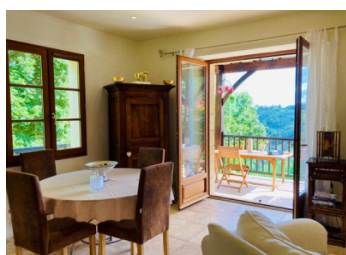
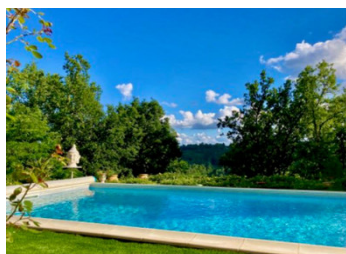


Stunning 4 bedroom Périgourdine house built in 2008 with heated pool and lovely views !



INFORMATION

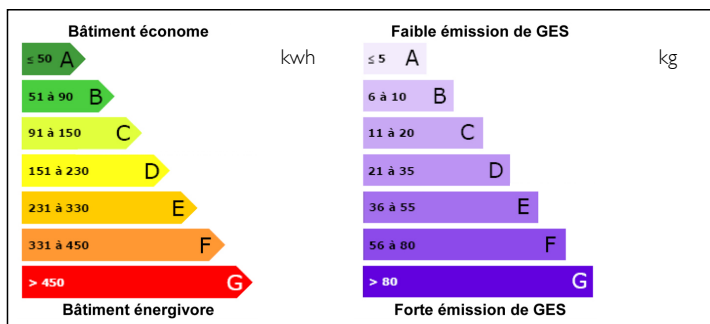
Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	3882 m2



IN BRIEF

This lovely 4 bedroom property has been built in the local Perigordien style to a high specification with a stone finish on the principal elevation. Double glazed, efficient wood burner in the main living area with electric radiators and aerothermal heating . There is a 8m x 4m saltwater pool which has heating and an electric cover. It has a full basement level with parking for 3 cars, shower room and wc. Impressive view over the countryside and village. A large well-maintained garden of 3880m2 all fenced and with a stock of wood for the log burner.

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: 1000 EUR

NOTES

DESCRIPTION

Entrance into hall section of the main living room of about 50m² including the fully fitted kitchen. Wood burning stove set in a large, open plan sitting/dining room. Two sets of French doors opening onto the 22m² covered balcony terrace with lovely view! Stairs from the terrace down to the garden.

Door through to master bedroom suite comprising bathroom (bath, shower and basin), separate wc and bedroom 16.17m² with fitted wardrobes and double aspect windows.

First floor:

Landing 4m².

Bedroom 2 13.5m² (18.3m² into the eaves)

Bedroom 3 13.5m² (17m²) leading to study or bedroom 4 9m² (14m² into the eaves).

Dressing room 3m²

Bathroom 7.45m² comprising shower, basin and wc.

Stairs from the living room down to the basement with garaging for 3 cars. Laundry area and work shop area. Shower room of about 8m² with shower, basin and wc. Covered terrace of about 20m². It would be possible to create another bedroom or even a guest studio in part of the basement.

Outside the 8 x 4m saltwater, heated pool enjoys a wonderful vista through the woodland to the countryside and village beyond. The garden is completely private. A new electric gate at the entrance to the property has been added.

This lovely property is situated on the edge of a charming and authentic village under 6 km from Montignac with it's weekly market, restaurants, bars and shops as well as the tourist attraction of the Lascaux caves. The village has a...