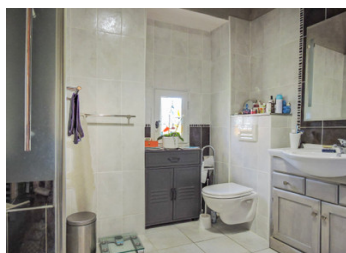


Pretty village stone home - detached - fully renovated - 3 bed/2bath - private garden -garage - pleasant views



## INFORMATION

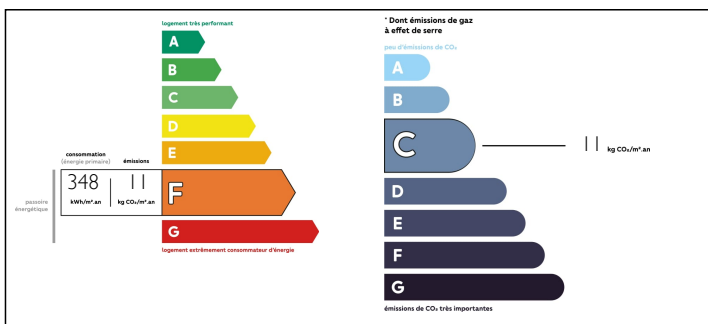
Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	400 m2



## 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



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

### 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