

Scenic views for this Perigordian stone cottage - 2 bed - 1 bath - 1600m2 of garden - amenities at 4 km

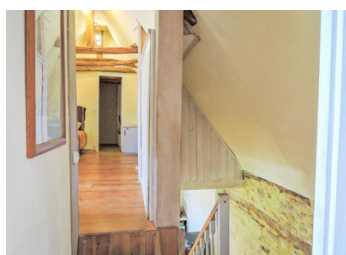


## INFORMATION

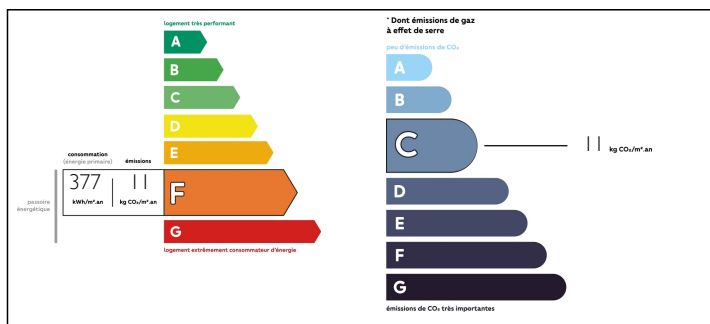
Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	1600 m2

## IN BRIEF

Authentic 2 bedroom Perigordian stone cottage, double glazed, roof in good condition, offering scenic views over the valley. Set in a small hamlet with several cottages, this is the last one at the end of the communal path, providing complete privacy. Located in easy reach of the centre of Montignac (4km) with bars/restaurants, shops, schools. Garden of 1600 m2 with recent drainage installation.



## 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

### Ground floor

Lounge with open plan kitchen, 44,50 m2 access to a shaded terrace

Salon with open fireplace 21 m2 - exposed stone and beams - access to the garden.

Shower room with hand basin and shower 3,50m2  
WC

### First Floor

Landing 2m2

Bedroom 1 : 9m2

Bedroom 2 : 10,50 m2

WC - storage 4m2

Attic 8m2

Roof in very good condition - double glazed - individual drainage

Wooden garden shed 15m2

Montignac - Home to the Lascaux caves 4km

Sarlat 25 mn

Bergerac Airport 1 H

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

## LOCAL TAXES

**Taxe foncière: 709 EUR**

## NOTES