

Three-bedroom house of 150 m2 on 1132 m2 of land.



INFORMATION

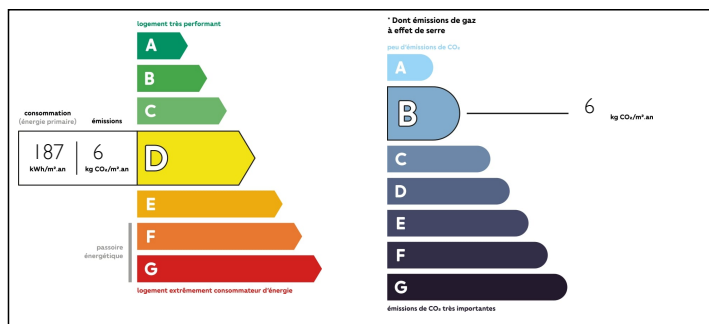
Town:	Montagrier
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	1000 m2

IN BRIEF

Charming family house on more than 1000m2 of garden in a green and bucolic environment in the area of Montagrier, in the Dronne valley. The house consists on the ground floor of an entrance hall opening onto the main room (living room, kitchen, dining room), 2 bedrooms, one en suite (bathroom with toilet) and a laundry room. Upstairs there is a large living room with exposed roof timbers, an office, a bedroom and a bathroom. A terrace the entire width of the house provides access to a garden with views of the surrounding countryside.



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

Old barn renovated about 15 years ago.

Double glazing.

Insulated roof.

Electric heating.

Individual sanitation

Ground floor.

Main room 34m²

Hallway 4,8m²

Laundry room 3,50m²

Bedroom 1: 18,5m²

Bedroom 2: 9m²

Shower room WC 5m²

First floor.

Living room 43m² height under ridge 3,60m

Bedroom 3: 22m²

Office/bedroom 14m²

Bathroom WC 8m²

Terrace with pergola 38m²

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

NOTES