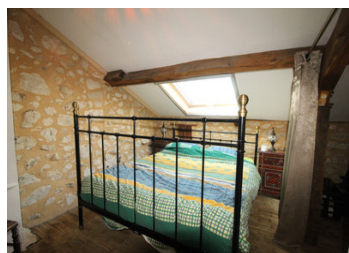


UNDER OFFER - Habitable two-bedroom stone house, on 3000 m

EXCLUSIVE



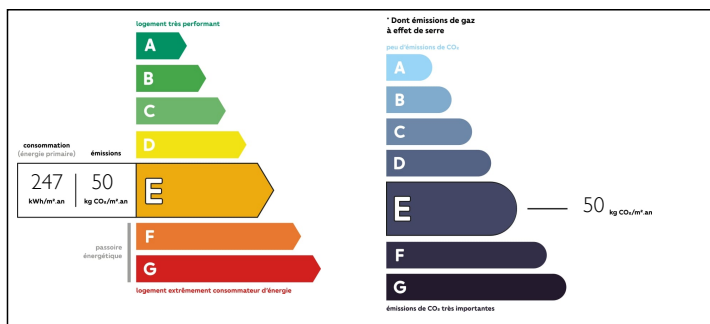
INFORMATION

Town:	Montaut
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	3090 m2

IN BRIEF

This lovely little 5 room house awaits for your new life in the country close to dynamic and charming villages like Issigeac, Beaumont and Monpazier. Located in a private position (no close neighbours) overlooking fields along a small road and surrounded by 3000m2 of garden and some space to build a swimming pool. The interior has been recently fitted but there is still some renovation to be done according to your taste. Two other small independent buildings (storage) are located on the land. The roof is in good condition and looked after - gas heating - double glazing - well exposed terrace - private garden - Garage with workshop and boiler room. All services are at a few minutes.

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

HOUSE - approx 85m² living space and its outbuildings of 30m²

Living space :

Entrance hall (8,5m²).

Dining/living room (30m²).

Open kitchen (11m²).

Bathroom with Italian shower and bathtub, toilet and basin (10m²).

First floor:

3 rooms fitted in bedrooms (7 - 8 - 9m²).

Landing (8m²).

Well exposed terrace (20m²).

Laundry room (4,5m²).

Garage/Boiler room/Workshop (23m²).

Independent outbuildings - approx 20m²

Roof restored - gas central heating - double glazing - non-compliant but functional septic tank - private garden.

Land suitable for swimming pool.

Land tax: €363

Beaumont 10 km.

Issigeac 5 km.

Monpazier 25 km.

Bergerac airport 15 km.

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

NOTES