

Holiday house

EXCLUSIVE



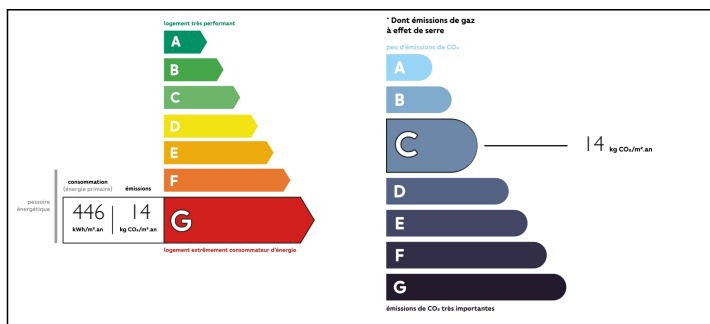
INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	90 m ²
Plot Size:	1800 m ²

IN BRIEF

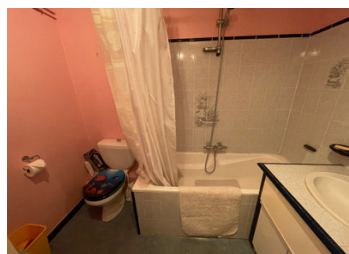
This cozy house is located within walking distance of the center of Montignac. It is composed as follows: on the ground floor we find a kitchen on the right with a beautiful view of the surroundings, on the left there is a dining room and an adjoining veranda which opens onto the garden, there is also a raised sitting area with a fireplace, a small corridor with storage and bathroom takes you to the ground floor bedroom. On the first floor we find 2 bedrooms and a shower room. Little cellar. Parking space in front of the door. Holiday home to fully enjoy the Périgord Noir and tourist sites.

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

All in m2 aprox.

Ground Floor

Kitchen : 11

Entree : 5

Dining : 12

Living : 16

Veranda : 8

Bedroom : 11

Bathroom : 3,5

1st floor

Bedroom : 12,5

Bedroom : 4

Showerroom + wc: 4

LOCAL TAXES

Taxe foncière: 910 EUR

Taxe habitation: 451 EUR

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

NOTES