

Perigord Noir - Artisanal detached house & granny annexe near authentic Perigourdine market town

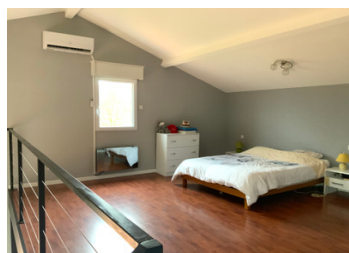
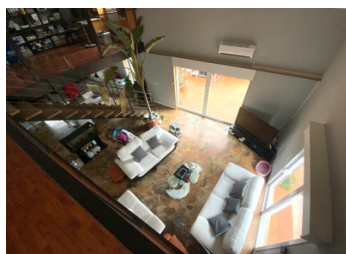


INFORMATION

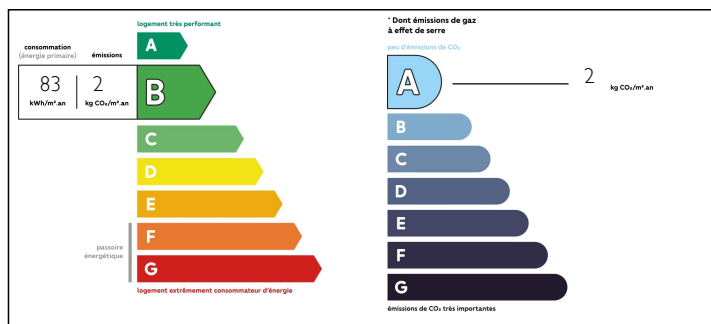
Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	4132 m2

IN BRIEF

Uniquely built detached house with flexible open plan living arranged on 2 floors on the edge of this very famous Perigordine town which holds famous caves. Income potential with a fully furnished self contained 3 bedroom Granny annexe at the end of the large garden, complete with swimming pool.



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

There is no house like this one! Perched on the edge of a bustling market town where you can find large supermarkets, chemists, banks, post office & numerous bakeries - this detached house with its weathered wooden exterior looks like an old converted barn.

Enter through a larger than normal closed "porch", steps straight into the kitchen area, fully fitted and a walk in pantry.

A large open plan reception room, luxury and well proportioned shower room and separate WC.

Access to the lean to conservatory that currently is used as a gym area.

Stairs lead up to a mezzanine with its office space to one side and bedroom 4 to the other. Off the office you can find bedrooms 1, 2 & 3 along with a separate WC.

A large garage and a double car port, so plenty of space for all your cars!

There is a wooden built chalet/granny annexe, 3 bedrooms and comes fully equipped and a over-ground swimming pool. This is a great rental income potential.

Finally, a unique added bonus is a truffle patch on the grounds!

Main House:

Salon/Lounge: 55.8 m²

Kitchen: 31.7 m²

Walk in pantry/utility room 14.04 m²

Shower room : 9.06 m²

Mezzanine Bedroom 4: 27.78 m²

Mezzanine Office 10.22 m²

Bedroom 1: 11.91 m²

Bedroom 2: 13.43 m²

Bedroom 3: 9.15 m²

Garage: 36.6 m²

Conservatory:

NOTES