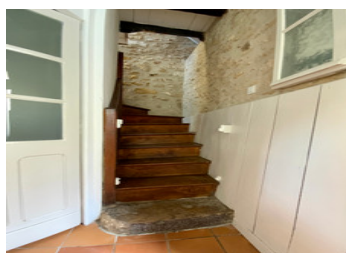


Character property in the heart of Montignac - black Périgord ideal investment or lock up & leave holiday home



INFORMATION

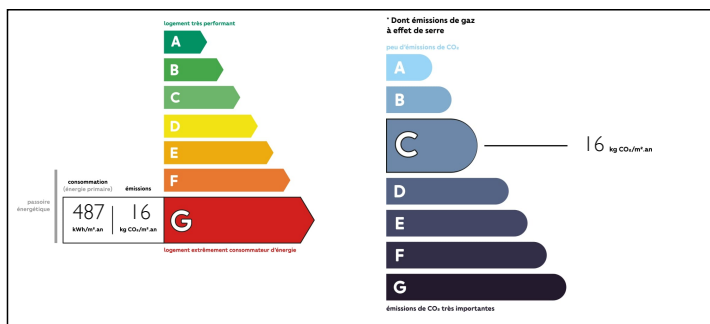
Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	40 m ²
Plot Size:	0 m ²



IN BRIEF

SOLD by Leggett in 3 days !! Charming & bursting with character Périgordine stone build house ideally placed in the centre of Montignac-Lascaux; a perfect base for exploring this highly visited town for its famous prehistoric cave paintings, or to venture off a little further afield to nearby Sarlat, Saint Léon sur Vézère, Les Eyzie and Les Buges to mention a few.... Profit from its location with holiday let/rental, currently enjoys 3 star rating, or keep this little treasure as your own pied à terre in this beautiful part of Dordogne.

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.



LOCAL TAXES

Taxe foncière: 572 EUR

NOTES

DESCRIPTION

Fully renovated house that currently enjoys a good income from seasonal holiday lets/rentals

The current owners have done a beautiful job - bringing clean and modern feel to the house but also ensuring that some of the traditional accents remain with exposed stone work and dark oak beams.

Located in the 'old quarter' of Montignac, this is central location but a nice and quiet part of town.

Front door entrance to the house steps straight into the open plan living/dining room with a fully fitted kitchen corner (15 m2).

The space is light and airy with nearly 3 m ceiling height, double aspect windows & exposed dark oak wood beams.

Kitchen corner fitted with beech effect base & wall cabinets, under counter stainless steel fridge, built in electric oven, hob & extractor hood. Dark stone effect sink unit.

Shower room (3.9 m2) that goes under the eaves of the staircase. A large corner shower unit, WC, sink vanity and space housing an electric powered water tank and washing machine point.

Wooden stairwell leads to the first floor which steps straight into the bigger of the 2 bedrooms. Door on the left hand side to another set of stairs to the the attic space and one door at the far end of the room leads to bedroom 2.

Bedroom 1: 12.5 m2

Bedroom 2: 8.1 m2

Attic room (20.7 m2) has exposed roof beams. The floor has been fully boarded and there is a small window (single glazed).

Fabulous property with little to no...