

Black Périgord - Beautifully renovated 3 bedroom apartment in the heart of this bustling market town.



## INFORMATION

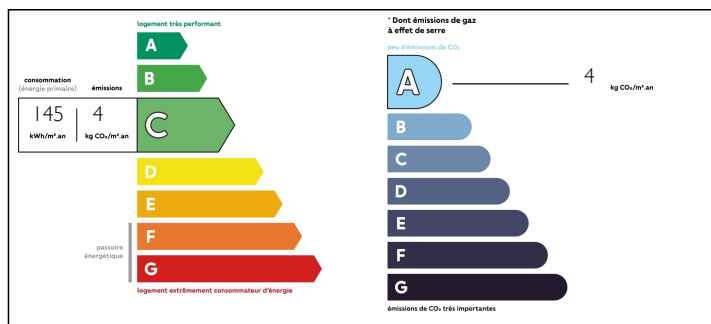
Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	77 m2
Plot Size:	0 m2

## IN BRIEF

Split level 3 bedroom 2 bathroom property located in the heart of Montignac Lascaux; home to the Unesco world heritage site, Lascaux caves ancient parietal wall paintings. This apartment is not only well placed, all day to day amenities are accessible on foot, but it also benefits from a recent complete renovation so is ready to move in straight away. A perfect lock up and leave holiday home or a super rental investment as Montignac Lascaux is a thriving town all year round with the summer months being exceptionally fruitful due to all the festivals and activities hosted.

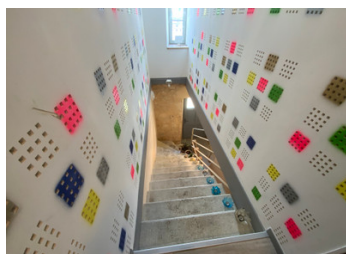
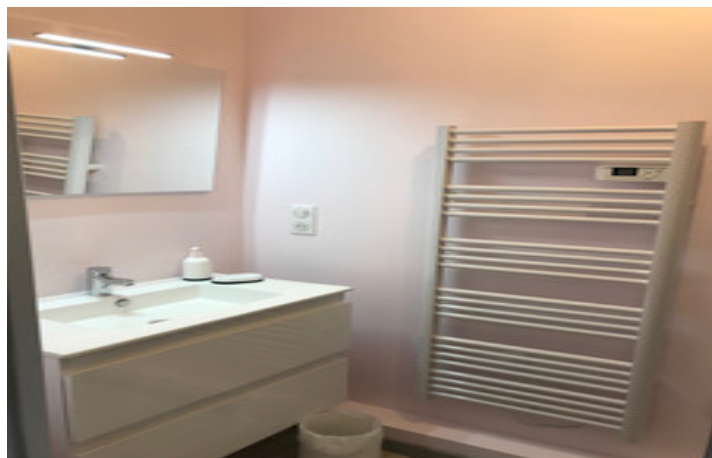


## ENERGY - DPE



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

Situated above a commercial shop, the apartment has an entrance totally separated and private from the shop.

Immediately upon entry is a staircase leading up to the apartment, located on the left hand side at the top of the stairs.

Entrance steps into an open plan living and kitchen space with bedroom 1, shower room and separate WC.

Stair case leading upstairs to bedroom 2, 3 and bathroom.

Total space: 77 m2

Please note that there is NO outdoor space and parking is communal - can be found at the rear of the property.

## NOTES

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