

Large riverside town-house with swimming pool and garden in Montignac-Lascaux



INFORMATION

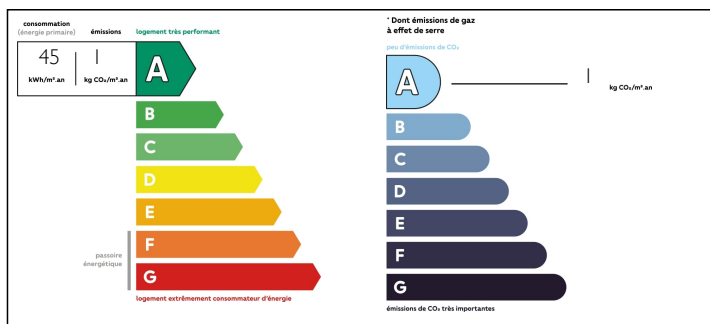
Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	1400 m2



IN BRIEF

Superb town house completely renovated in 2023, a successful blend of modern and old. Light and airy on 3 levels plus cellars. Garden of approx. 1400 m². Large, fully-equipped, automated swimming pool. Building completely refurbished. Framework, roof, windows, facade, insulation, heating, 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

On the ground floor, you will discover an open, friendly space. 31 m² lounge and dining room. Entrance hall, WC, utility room and top-of-the-range kitchen spanning 42 m². The ground floor is entirely covered in Templar stone, which extends onto the 60 m² outdoor terrace. Underfloor heating by heat pump. First floor: 21 m² games room, 13 m² bedroom with shower and washbasin. WC. A 28 m² master suite with dressing room, bath, double washbasin and shower. On the second floor: 2 bedrooms, WC, shower room, study, for a total floor area of 55 m² and 28.4 m² under Carrez law. A water inlet and outlet is planned on this floor in anticipation of installing a kitchen to make this floor independent.

Mains drainage. 3 heat pumps, 2 of which are ducted. Fireplace space for a wood burner. Worth a visit!

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

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES