

Stunning renovated property in the heart of Montignac - 4 beds and 4 baths

EXCLUSIVE



INFORMATION

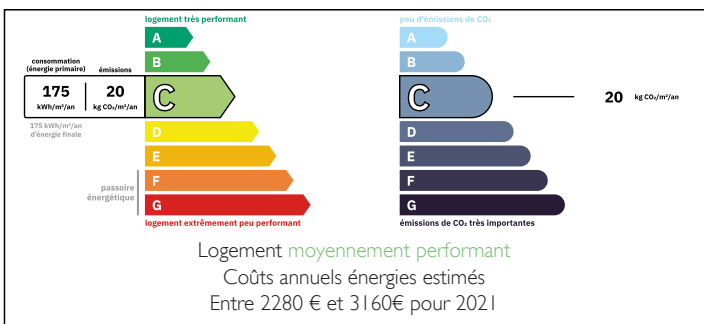
Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	150 m ²
Plot Size:	87 m ²



IN BRIEF

Very attractive house carefully renovated to a high standard in the heart of a pretty market town, with a large tourist population. Gas Central heating and mains drains. 3 bedrooms have en-suite shower rooms making this property ideal for a B&B business. Sold furnished.

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

Ground floor; fully-equipped kitchen (15m²), living room (29m²) with wood burner and stairs to the upper floors, utility room / office (8m²) with fitted cupboards, WC (1m²)

1st floor; spacious landing with fitted cupboards leading to 3 bedrooms each with en-suite shower room (comprising shower, wc and basin (21m², 17m² & 12m²))

2nd floor; bedroom 4 (12m²) with dressing room, sitting room (7m²), shower room (10m²) comprising shower, basin and wc and 2nd walk in cupboard.

This south-facing property is full of charm with exposed beams throughout, tiles on the ground floor and beautiful original oak floor boards on the two upper floors. Hot water and heating for the ground floor is via a mains gas boiler, and the bedrooms have electric heating. The second floor also benefits from air-conditioning.

This family home has been used as a bed and breakfast in the past and would be very well adapted to this.

The delightful market town is extremely popular with tourists throughout the year given its proximity to Lascaux IV, and offers a full range of pretty restaurants, shops and a bustling weekly market.

Sarlat 26.5km

Bergerac Airport 75km

Brive Airport 37km

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

NOTES