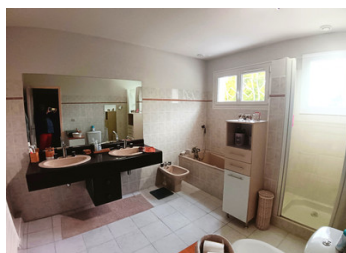


detached house hallway, living room, kitchen, 3 bedrooms, study, 2 toilets, shower room, bathroom, basement,



INFORMATION

Town:	Montagnier
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	4870 m2

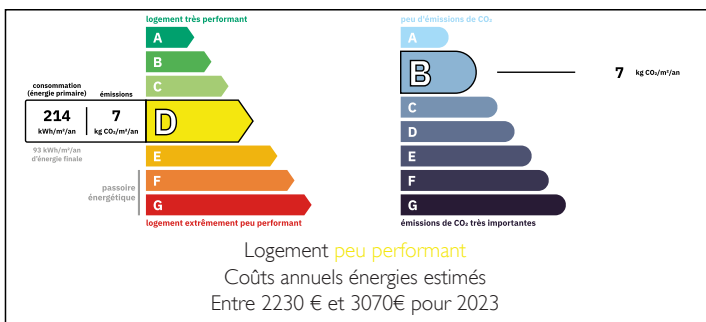


IN BRIEF

House with 130 m² of living space on a large, wooded plot with a swimming pool and unobstructed walking distance from a medieval village.

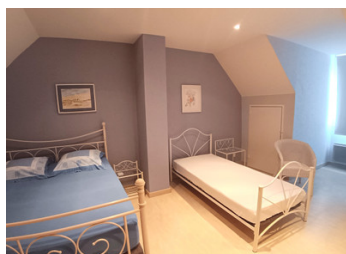
Set in peaceful, leafy surroundings, this charming traditional house, built in 1980, offers an exceptional living environment, with a beautiful panoramic view of the surrounding countryside.

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

House with 130 m² of living space on a large, wooded plot with a swimming pool and unobstructed views

Set in peaceful, leafy surroundings, this charming traditional house, built in 1980, offers an exceptional living environment, with a beautiful panoramic view of the surrounding countryside.

Interior

Ground floor: A cosy and light-filled living room with a fireplace fitted with an insert, opening onto the garden through a large bay window. A fully fitted and equipped separate kitchen, a comfortable first bedroom and a bathroom.

First floor: A sleeping area comprising two spacious, light-filled attic bedrooms, offering ample storage space as well as a mezzanine-level office area.

Full basement: Large garage, workshop area, cellar and practical storage areas.

Outdoors & Features

Grounds: A wooded and fully fenced garden, featuring a wooden pergola and landscaped terraces.

Swimming pool: 8.5 × 4.5 m saltwater pool with paved surrounds and a roller safety cover.

Comfort & Recent Work: Roof completely re-roofed in 2023, double-glazed windows, shutters and electric heating.

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe foncière: **1460 EUR**

NOTES