

Charming Périgord-style house with a large garage and terrace in Condat, near Montignac-Lascaux



INFORMATION

Town:	Condat-sur-Vézère
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1845 m2

IN BRIEF

In the heart of the Périgord Noir, discover this charming traditional Périgord-style house, offering generous living spaces, plenty of natural light and a peaceful setting, just minutes from the amenities of Le Lardin, and less than 10 min from Montignac.

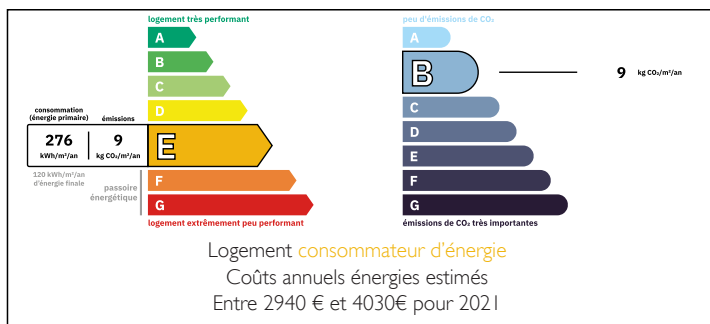
This property offers 140 m² of living space, including a bright living room opening onto the terrace, as well as a fitted kitchen with direct access to the outdoors.

Three spacious bedrooms, one bathroom, one shower room, separate toilets and convertible attic space complete the living accommodation.

The house boasts plenty of character and traditional charm, particularly thanks to its beautiful period cantou fireplace, which has been carefully restored and showcased. The full basement offers numerous possibilities, with a garage, workshop and additional

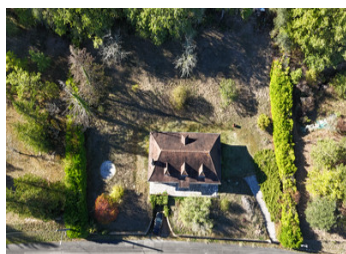
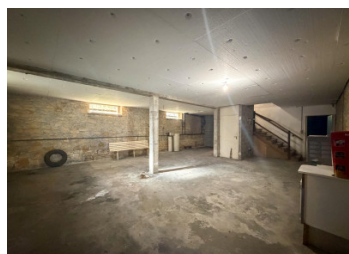


ENERGY - DPE



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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: 1003 EUR

NOTES

DESCRIPTION

Located just a few minutes from the centres of Condat-sur-Vézère and Le Lardin-Saint-Lazare, and less than 10 minutes from Montignac-Lascaux, this house enjoys an appealing location, offering the peace and quiet of the countryside while remaining close to local shops and amenities.

BASEMENT

- Main garage: 80 m²
- Room 1: 12 m²
- Room 2: 18 m²

GROUND FLOOR

- Entrance hall / hallway: 13 m²
- Living room / dining room: 40 m²
- Kitchen: 18 m²
- Bedroom 1: 12 m²
- Bathroom: 5 m²
- WC: 2 m²

FIRST FLOOR

- Landing / hallway: 13 m²
- Bedroom 2: 14 m²
- Convertible attic space: 9 m²
- Bedroom 3: 16 m²
- Shower room: 3 m²
- WC: 3 m²

TOTAL AREAS

- Living space: approximately 140 m²
- Garage, basement and convertible attic space: approximately 120 m²

An authentic and welcoming property, perfect for enjoying the charm and lifestyle of the Périgord Noir.

Don't miss this opportunity!

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