

**Black Perigord - Spacious village house in an elevated position with garage and terrace - unobstructed views t**



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Montignac-Lascaux |
| Department: | Dordogne          |
| Bed:        | 5                 |
| Bath:       | 4                 |
| Floor:      | 182 m2            |
| Plot Size:  | 4050 m2           |



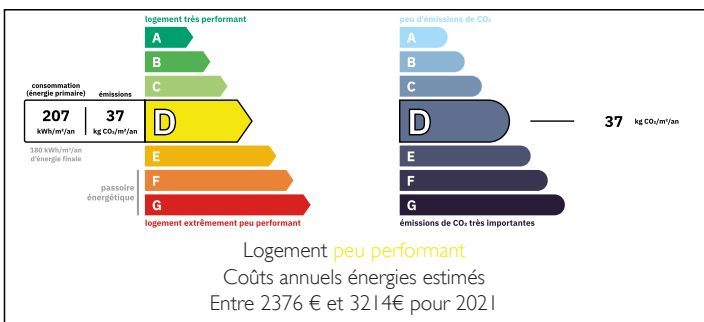
## IN BRIEF

This large village house is located right at the entrance of Montignac, in an elevated position but still enjoying a lot of privacy, with all amenities within walking distance. It offers a basement with workshop and garage, on the garden level a large entrance, a fitted kitchen, a spacious living room with a view of the valley and equipped with a new wood stove, a shower room with double sink, 2 bedrooms each with a private shower room and access to the terrace, 1 double bedroom with lounge or office and toilet.

Upstairs: 2 beautiful bedrooms with dressing room, a bathroom, toilet and a large insulated and convertible attic.

Ideal as a bed and breakfast with the beautiful terrace and views of the prehistoric site of Lascaux - or as a main house for a large family. Mains drainage...

## 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

In m2 and approximate

Input:  $3.6 \times 3 = 10.8$

Living room:  $7.5 \times 5.3 = 39.7$

Kitchen:  $3.6 \times 2.8 = 10$

Hallway:  $8.5 \times 1 = 8.5$

Bathroom 1:  $2.6 \times 2 = 5.2$

Bedroom 1:  $3.3 \times 3.9 = 12.9$

Bathroom 2:  $3.4 \times 2.3 = 7.8$

Bedroom 2:  $3.5 \times 2, 6 = 9.1$

Desktop:  $2.6 \times 3.5 = 9.1$

Bedroom 3 with shower:  $4.5 \times 3.3 = 14.85$

Bedroom 4:  $4.6 \times 3.7 = 17$

Bedroom 5 with bathroom:  $6 \times 5 = 30$

Attic 1: 20

Attic 2 : 3

Covered terrace:  $2.4 \times 7.5 = 18$

Garage:  $7.5 \times 5 = 30$

Storage 1 garage:  $6.2 \times 3.2 = 20$

Storage 2 garage:  $3.3 \times 3 = 10$

Heating:  $1.6 \times 3.5 = 5.7$

Adjoining land with parking and path: 3.889m2

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

## LOCAL TAXES

Taxe foncière: **2580 EUR**

Taxe habitation: **EUR**

## NOTES