

Black Périgord -Stunning 5 bed family townhouse located a few minutes walk from the centre of Montignac.

EXCLUSIVE



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	1024 m2

IN BRIEF

UNDER OFFER

Fully renovated in 2022, this beautiful house, located 8 min walk from Montignac town center, boasting:

- Naturally bright, neutrally decorated.
- Ready to move in
- Wooden framed double glazing (2023)
- Mains gas connection, new boiler (2022), new radiators (2023)
- Gas connection, new boiler (2022) and new radiators (2023)
- Complete insulation of walls and roof
- Large open plan living room of 36.5 m² with fully equipped kitchen and breakfast bar
- 3 bedrooms on the ground floor (one of them is currently used as a dining room)

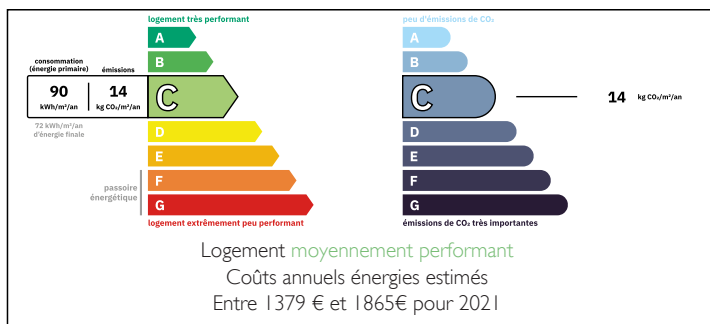
1st floor

Large bedroom (17m²) with access to the covered balcony

"Teenager" space with 2 bedrooms (11m² each)



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.



LOCAL TAXES

Taxe foncière: 2611 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main entrance leads into a good sized hallway (12.3m²).

Open plan living room and kitchen (36.5 m²), patio doors leading to the 27 m² terrace.

Fully fitted modern kitchen with a good range of base and wall units.

Interior corridor, access to the basement and ground floor bedrooms (7 m²)

WC (2.3 m²)

Bathroom and shower (8 m²)

Bedroom 1 currently dining room (12.6 m²)

Bedroom 2 (12.6 m²)

Bedroom 3 (9 m²)

First floor:

Landing (13.6 m²)

WC (1.1 m²)

Shower room (6 m²)

Bedroom 4 (17 m²) with patio doors leading to covered balcony (6.2 m²)

Small attic for storage (4.5 m²)

Living room 24 m² (with solar-powered Velux shutter

Bedroom 5 (11.3 m²) with solar-powered Velux shutter

Bedroom 6 (11.3 m²) with solar-powered Velux shutter

Basement (118 m²)

3 single-glazed windows, glass door and garage door, parking for 2 cars equipped laundry area (water, electricity and drain), sink, pantry area equipped with shelving.

Outside: garden mainly laid to lawn with various trees and shrubs 1024 m²

New gate and gate (electric gate)

Sarlat 24.5 km

Brive-la-Gaillarde 45 km

Périgueux 54 km

Bergerac Dordogne Périgord Airport 100 km