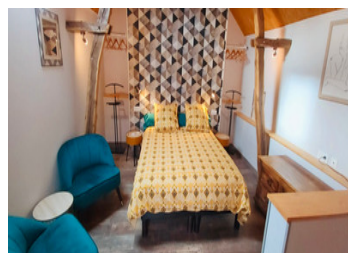
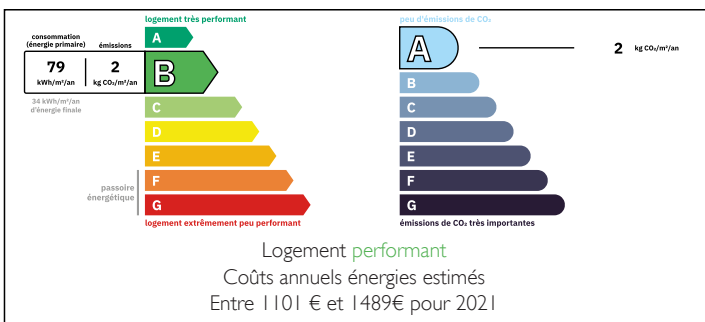


Family home + stone gîte, pool, solar panels, 4900 m plot overlooking fields – near Montignac-Lascaux



## ENERGY - DPE



## INFORMATION

Town:	Aubas
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	191 m <sup>2</sup>
Plot Size:	4900 m <sup>2</sup>

## IN BRIEF

\*\* Offer Accepted\*\*

Located in Aubas, just minutes from Montignac-Lascaux, this renovated property offers an ideal blend of modern comfort, income potential and peaceful countryside surroundings. The main house (158.5 m<sup>2</sup>) includes a self-contained T2 apartment on the ground level, an office, and the primary living space upstairs with an open-plan living room, kitchen, three bedrooms, a shower room and a separate WC. A charming 32.5 m<sup>2</sup> stone gîte provides an additional accommodation unit for guests or seasonal rental. Outdoors, the 4900 m<sup>2</sup> flat plot includes an 8x4 swimming pool with a stone pool house, an attached garage, and open views across farmland. Technical features are excellent: reversible heat pump, thermodynamic hot water, full double glazing, water softener, fibre internet and solar panels feeding energy back to the grid. A functional, efficient and versatile property offering

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: 2242 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located in a peaceful setting in Aubas, bordered by farmland and just a short drive from Montignac-Lascaux, this well-presented property offers a spacious 158.5 m<sup>2</sup> main house, a charming independent stone gîte, an 8 × 4 m swimming pool and 4900 m<sup>2</sup> of flat land. It is perfectly suited as a comfortable family home with the added advantage of two independent accommodation units for rental income or visiting guests.

### MAIN HOUSE — 158.5 m<sup>2</sup>

#### Ground Floor / Converted Lower Level

The lower level includes a self-contained T2 apartment, ideal for seasonal letting or private guest accommodation.

It comprises:

Living room / kitchen (approx. 20 m<sup>2</sup>)

Bedroom (approx. 12 m<sup>2</sup>)

Shower room with WC (approx. 4 m<sup>2</sup>)

Also on this level:

Entrance hall (approx. 7 m<sup>2</sup>)

Office (approx. 10 m<sup>2</sup>)

Technical / storage space

#### First Floor: Main Living Space

An internal staircase leads to the primary living area, bright and well laid out:

Open-plan living room with access to an 11 m<sup>2</sup> balcony (approx. 32 m<sup>2</sup>)

Open kitchen (approx. 10 m<sup>2</sup>)

Bedroom 1 (approx. 12 m<sup>2</sup>)

Bedroom 2 (approx. 11 m<sup>2</sup>)

Bedroom 3 (approx. 10 m<sup>2</sup>)

Shower room (approx. 5 m<sup>2</sup>)

Separate WC

This level benefits from good natural light and an easy-flow layout.

### STONE GÎTE — 32.5 m<sup>2</sup>

A completely independent stone cottage providing excellent rental or guest accommodation: