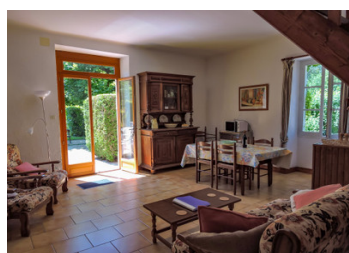


Spectacularly positioned stone complex - 5 dwellings - barn - pool and 2,9 acres of land bordering the Vézère



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	282 m2
Plot Size:	12000 m2

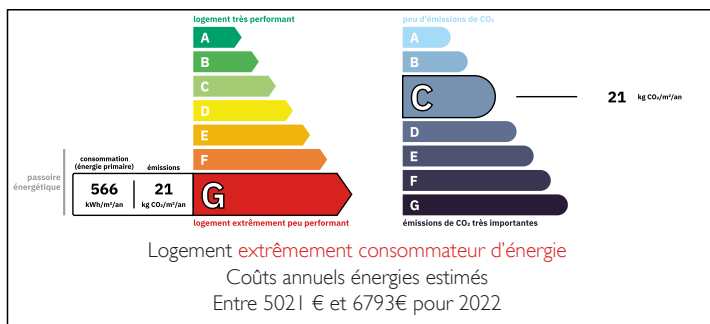


## IN BRIEF

We can't think of a more idyllic location ! This riverside property is a hidden gem tucked away in the heart of the Perigord Noir, just a short walk from Montignac, home to the famous Lascaux Caves and all amenities. Comprising 5 self-catering individual dwellings - offering versatile lodging, and set within 2,9 acres of land bordering the Vézère river.

A property ticking all the boxes for buyers seeking a lifestyle-change move to the Dordogne !

## 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

Dwelling 1 : 54 m2 - 2 bed/ 1 bath

Dwelling 2 : 62 m2 - 2 bed/ 1 bath

Dwelling 3 : 58m2 - 2 bed/ 1 bath

Dwelling 4 : 61m2 - 2 bed / 1 bath

Dwelling 5 : 56 m2 - 2 bed /1 bath

Barn with a footprint of 50m2

Garage 14m2

Pool 9 x 4,5 m

Extensive grounds bordering the river - direct access to the village.

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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: 2500 EUR

Taxe habitation: EUR

## NOTES