

Wonderful property comprising 3 houses on 2.8 ha with a lake, small beach. Swimming pool possible. 2 cottages



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	357 m <sup>2</sup>
Plot Size:	28550 m <sup>2</sup>

## IN BRIEF

Very well situated near the Vézère valley and many tourist sites. Possibility of seasonal or year-round rental.

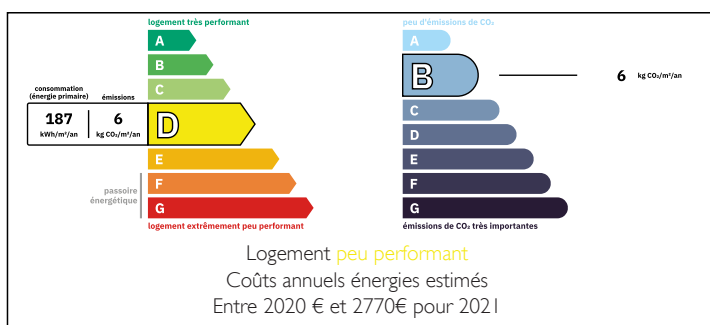
A main house and 2 gîtes. Independent garage. Land with trees, lake with an island, beach, vegetable garden. A garage of approx. 45 m<sup>2</sup> and a shed of approx. 25 m<sup>2</sup> complete the property on the vegetable garden side.

Situated at the foot of a magnificent castle, this property is sheltered from 4G antennas.

The main house of more than 190 m<sup>2</sup> is entirely renovated with taste; marriage of the modern and the old. The second house of 75 m<sup>2</sup> has 2 bedrooms and a bathroom and the third of 90 m<sup>2</sup> has 3 bedrooms and 2 bathrooms.

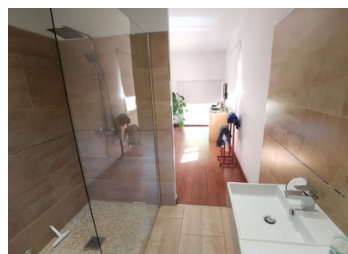
<https://youtu.be/ZHp9O8mZBME>

## 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: 2366 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Quietly situated near a road with little traffic in a wonderful valley near Plazac (hidden treasure of the Périgord noir) Property of 3 houses on 2.8 hectares including a lake of about 8000 m<sup>2</sup> with a beach and an island where there are 2 tennis courts to restore.

The main house of more than 190 m<sup>2</sup> is entirely renovated with taste; marriage of the modern and the old. You will find a fitted and equipped kitchen opening onto a lounge/dining room, a master suite, a storeroom, a separate toilet, a veranda (with summer kitchen).

On the first floor there is a mezzanine, two bedroom with bathroom + wc and dressing room, underfloor heating by geothermal energy.

The second house of 75 m<sup>2</sup> has 2 bedrooms and a bathroom. and the third of 90 m<sup>2</sup> has 3 bedrooms and 2 bathrooms.

Garage of 45 m<sup>2</sup> + shed of 20 m<sup>2</sup> approx)

The main house is heated by geothermal energy and underfloor heating (DPE D) with good insulation performance, while the 2 gîtes are equipped with electric radiators and fireplaces with insert. The gîtes have G and F grades. Improvements can be expected in the medium term to improve their performance, however they are mainly used in summer.

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