

Exclusive to Leggett - Character property in the old quarter of Montignac-Lascaux with stunning views.



EXCLUSIVE

## INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	85 m <sup>2</sup>
Plot Size:	89 m <sup>2</sup>



## IN BRIEF

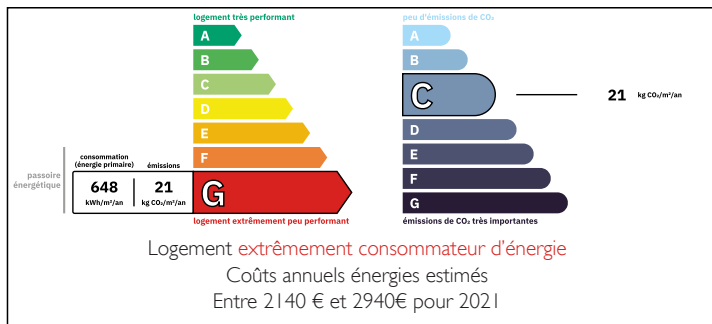
\*\*UNDER OFFER\*\*

Come set down your suitcases in this ready to live property in the heart of this bustling market town in the black Périgord !

Beautifully maintained by its current owners - arranged over 3 levels, this fabulous house is luminous, tastefully decorated with bold modern accents yet retains its authentic features such as exposed stone walls and beautiful wooden beams. A small paved courtyard garden with breath-taking views of the town below.

Beautifully presented, definitely not one to be missed!

## 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

Entrance to the property through brown wooden exterior door, steps into the courtyard garden.

Front door to the property lends straight into the living space (30.2 m<sup>2</sup>) which has a salon with built in wood burner insert and a kitchen with floor and wall units.

2 sets of stairs at the far end of this room, one for downstairs and the other for the upstairs room.

Downstairs room 30.5 m<sup>2</sup> - hanging wardrobe space, double bed and partial dividing panel. Behind this panel is the bathroom bath tub, built in toilet and vanity/wash basin.

A small room housing the boiler/water tank 3.65 m<sup>2</sup>

Upstairs room 18 m<sup>2</sup> with ensuite shower room 3.3 m<sup>2</sup>

Outside space is a sweet paved courtyard garden - easy to maintain and a beautiful little spot for taking in the glorious views.

Please note : There is no garage, parking is communal public spaces located a short walk from the property.

Sarlat 25km

Les Eyzies 22km

Le Bugue 32km

Airport Brive la Gaillarde 40km

Airport Bergerac 1h.

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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: **366 EUR**

Taxe habitation: **EUR**

## NOTES