

## Character building, swimming pool and charming stone barn



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	1851 m2

## IN BRIEF

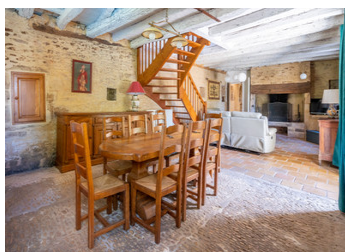
Stone house combining character, spacious interiors and interesting features including: traditional "lauze" roof, pebble floor, beautiful stone barn, saltwater swimming pool, geothermal heating...

The ground floor of the house comprises a large living area, a second lounge, a bathroom, separate toilet, bedroom and dressing room.

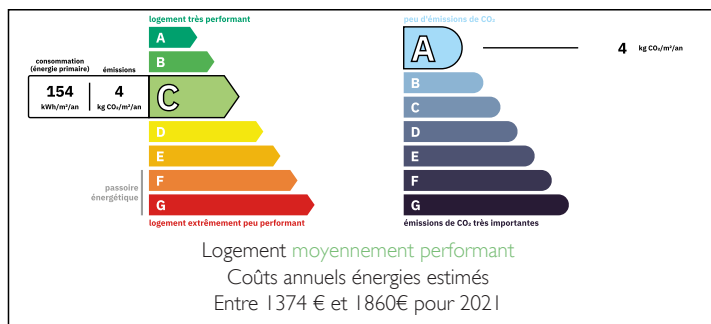
On the first floor you will find a spacious hallway and two large bedrooms.

Completed by a beautiful stone barn with independent access, the property is located in a charming hamlet in the heart of the Vézère Valley, just a few minutes from Montignac.

A small flat in need of renovation offers potential for further development.



## 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: 1290 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### HOUSE

#### GROUND FLOOR

Living room / kitchen (66m²)

Petit salon (34m²)

Bathroom (6.7m²)

WC (1.2m²)

Bedroom (15m²)

Dressing room (6.5m²)

#### 1st FLOOR

Clearance (12m²)

Bedroom 2 (20m²)

Bedroom 3 (22m²)

### EXTRAS

Barn with independent access

Swimming pool (salt system), not heated but can be connected to the Geothermal system

Garage (in barn)

Well

### NOTES

Mains sanitation

Geothermal heating

Double glazing

Water softener

Utility and laundry room

Lauze roof redone 20 years ago

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