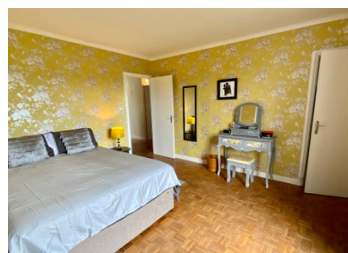


Superbly located 4 Bed family house, garden, salt water heated pool, garage walking distance to Montignac



## INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	145.4 m2
Plot Size:	1345 m2

## IN BRIEF

\*\*\* SOLD \*\*\*

Excellent first time buy or investment opportunity !! Well proportioned 4 bedroom property located on the edge of Montignac-Lascaux.

Spread over 2 floors, the ground level boasts a large and luminous living space with French doors to a front terrace, feature fireplace, fully fitted shaker kitchen. Separate reception room/bedroom 4 with feature fireplace, shower room and separate WC.

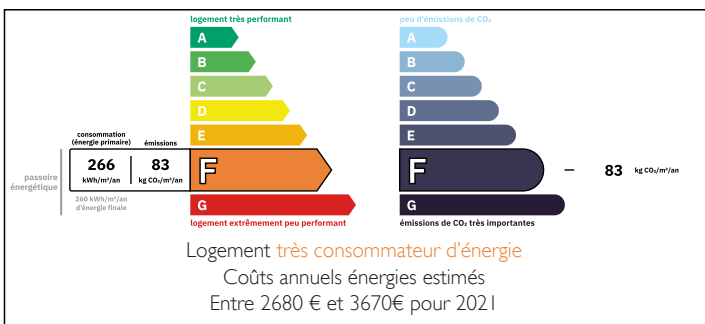
Upstairs is a lovely spacious landing with 3 good sized bedrooms; each with their own walk in closet. The master bedroom has an adjoining dressing room which could easily convert to an ensuite bathroom. This room has loft access where there is a huge space to possibly further develop.

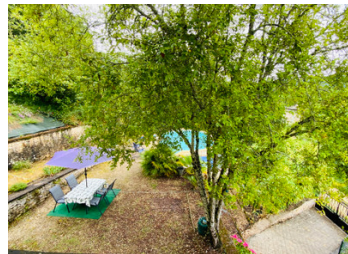
All the bedrooms have access to the balcony/terrace

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.

## ENERGY - DPE





## DESCRIPTION

The property sits in an elevated position on a small impasse which serves several houses.

Metal double gates leads to stone staircase, entrances to the property can be from the main entrance (steps into a good size hallway) or via the rear garden double French doors (steps into the kitchen).

Ground Level:

Hallway (8 m<sup>2</sup>)

Open plan living room & kitchen (34.2 m<sup>2</sup>). This large & naturally luminous room provides ample space for entertaining with double aspect French doors each leading to the rear garden & front terrace.

Fully equipped kitchen with a good number of base & wall units. The salon has a lovely wooden fireplace feature.

Bedroom 4/reception room (13.8 m<sup>2</sup>) Feature fireplace.

L-shaped shower room (10.8 m<sup>2</sup>) with corner shower cabinet & vanity unit, staircase to first floor, downstairs WC (1.6 m<sup>2</sup>)

First floor:

Large landing (14.5 m<sup>2</sup>) with door access to the upper part of the garden

Bedroom 1 (17.4 m<sup>2</sup>) - French doors with pool view

Bedroom 2 (18 m<sup>2</sup>) - Double aspect French doors with rear & front garden views

Bedroom 3 (16.4 m<sup>2</sup>) & dressing room with loft access (5.7 m<sup>2</sup>)

Family bathroom (5 m<sup>2</sup>) with bathtub, toilet & pedestal wash basin

Outside mainly gravel/paved with shaped in ground swimming pool.

Workshop/garage with double glazed windows (32.4

## LOCAL TAXES

Taxe foncière: 2420 EUR

Taxe habitation: EUR

## NOTES