

Black Périgord- 4 beds, car ports, workshop, pool, buildable land 500m from the Lascaux caves!



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	241 m2
Plot Size:	3000 m2



## IN BRIEF

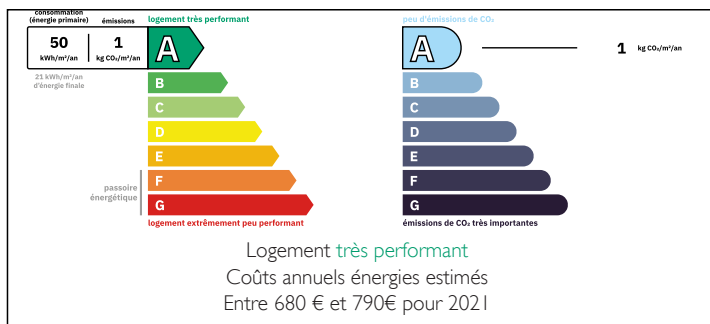
Location, Location, Location!

Stunning large family home located 500 metres from the Lascaux caves - a Unesco world heritage site.

Impressively modernised and ready to move in, this splendid home boasts:

- \* Large living & dining room - 71 m2- with wood burning insert
- \* Fully fitted modern kitchen
- \* 3 bedrooms on the ground floor
- \* Master bedroom has ensuite & dressing room
- \* Energy rated "A" - pompe a chaleur, reversible aircon to the loft/attic room, thermodynamic water boiler, fully double glazed, insulated walls and attic.
- \* Recently installed 8 x 4 swimming pool, complete with electric cover and bespoke built pool house
- \* Double carport
- \* Workshop - 35 m2 - which could easily convert to

## 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: 2480 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Entrance to the property is through recently installed metal gates, gravelled driveway with the house sitting to the right and double carport on the left.

Main door into the house steps into a small lobby (7.6 m<sup>2</sup>) with the kitchen straight ahead, large living & dining room on the right and sleeping quarters on the left.

Living & dining room with front, back & side patio doors. Feature insert on the living room and artisan solid wood bookcase (71 m<sup>2</sup>) The dining room has side and back doors with the former leading to a paved area and pool view.

Double doors off dining room leads to the kitchen with fully fitted modern units (13 m<sup>2</sup>) - patio doors from kitchen to rear garden, tiled patio area  
Boiler room off the kitchen (6.6 m<sup>2</sup>)

Sleeping quarters of the house:

Inside corridor (9.3 m<sup>2</sup>)

Bedroom 2 - rear view (15 m<sup>2</sup>)

Family shower room - Italian shower & vanity sink unit (7.2 m<sup>2</sup>)

Separate WC (1.6 m<sup>2</sup>)

Bedroom 3 - front view (11.2 m<sup>2</sup>)

Master bedroom - front view (15 m<sup>2</sup>), dressing (4.2 m<sup>2</sup>) ensuite bathroom & WC (9 m<sup>2</sup>)

Staircase to Attic rooms:

Room 1 - boarded, recently installed windows & reversible air-conditioning (46 m<sup>2</sup>)

Room 2 - front view dormer window (16 m<sup>2</sup>)

Outside:

Wrap around gardens, recently installed in ground swimming pool, bespoke stone built pool house (16 m<sup>2</sup>), workshop 35 m<sup>2</sup>) and carport for 2 cars.

Lascaux International Center of Parietal Art: 510 m

Sarlat-la-Canéda: 25.4 km

Terrasson-Lavilledieu: 17 km

Brive-la-Gaillarde: 46 km