

Beautiful 4 bed house with detached garage in an elevated position with stunning valley views of Montignac.



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	216 m2
Plot Size:	1750 m2

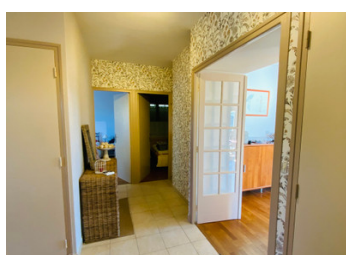
IN BRIEF

The house offers comfortable living space on one level, large open plan lounge, with fireplace, a fully fitted modern kitchen with breakfast bar, 3 double bedrooms, shower room with large overhead rain shower, separate WC. The lounge and kitchen have double French doors leading to a south-west facing balcony with panoramic views.

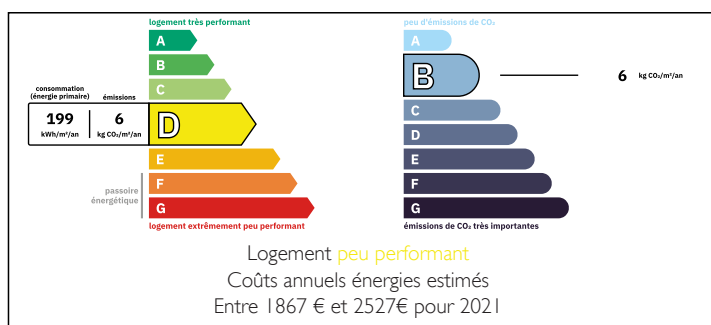
The basement offers an area for parking, sink unit and pantry space. Off this are the interconnecting office & bedroom with a Jack and Jill utility room which has a shower and separate WC.

Outside there is an easy to maintain garden with various shrubs and trees as well as a separate detached double garage.

A superb home ready to move into and just minutes from the centre of Montignac!

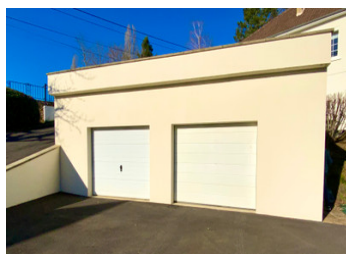
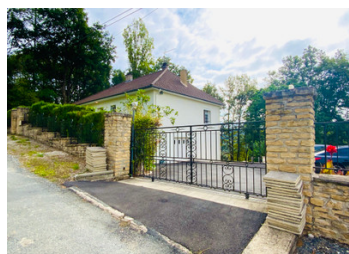


ENERGY - DPE



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/Foyer 10.1 □
WC 1.7 □
Spacious lounge (38.2m²) with chimney feature & kitchen with breakfast bar (12.1 □)
Balcony (19m²)
Master bedroom with fitted wardrobes (15.5 □)
Bedroom 2 (11 □)
Bedroom 3 (10 □) Fitted wardrobe (1.1 □)
Family shower room (6.8 □)

Stairs to basement (3.2 m²)
Garage with sink and pantry (63 □)
Office with fireplace (16 □)
Bedroom 4 (14.7 □)
Utility room with sink & shower cubicle (11.7 □)
WC (1.5 M²)
Cave

Outside:

Detached garage/workshop (48 □) landscaped garden with various shrubs

Renovated over the years for your comfort:

- Fully painted exterior walls
- Insulated loft space (2 years ago)
- Timber cladding under the roof
- Double glazing throughout
- Refurbished wrought iron balcony
- Separate single storey garage/workshop with rooftop parking
- Fully retarmaced driveway
- Good sized basement with 2 separate rooms, could be used as a workshop or converted for additional living space.
- Heat source pump
- New water tank

****All sizes are approximate****

Information about risks to which this property is exposed is available on the G  orisques website :

LOCAL TAXES

Taxe fonci  re: 1961 EUR
Taxe habitation: EUR

NOTES