

Black Périgord - Detached 3 Bed family house, garden, garage & outbuildings in the heart of Montignac-Lascaux



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	138.6 m2
Plot Size:	322 m2

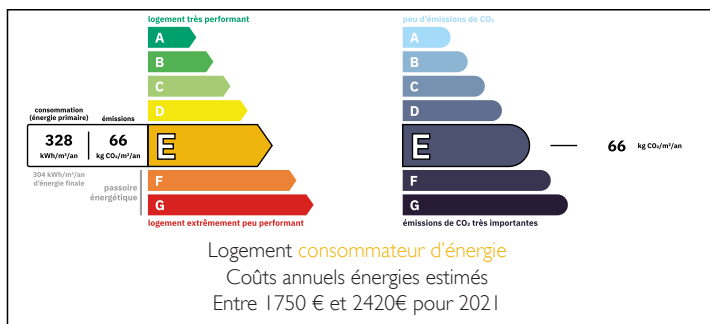


IN BRIEF

Occupying one of the most enviable locations in Montignac, this delightful 3 bedroom property would serve well as a primary or secondary residence. All that this thriving market town has to offer is easily accessed on foot.

Perfectly proportioned with a large lounge/dining room, kitchen, 3 bedrooms, a large sous-sol with parking space for a small car, low maintenance gardens and hardstanding brick:stone outbuildings to further develop.

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

Opening the metal gate steps into the front garden, access to the main entrance of the house up a small stone staircase to a glass enclosed porch. Small entrance hallway which finds a WC immediately to the right hand side, stairwell to the upper floor on your left. A little further in you will find the thorough living room & dining room and dual access to a fully fitted kitchen to include built in dishwasher, oven & gas hob; double side aspect windows providing exceptional natural luminosity.

Porch 5 m2

Hallway 7.8 m2

Living room/Dining room 24.5 m2

Kitchen 9.2 m2

WC 1.3 m2

Cupboard 1.1 m2

Stairwell 3.2 m2

Upper floor:

Off the landing finds 3 good sized bedrooms, bathroom & WC and loft hatch.

Bedroom One 13.4 m2

Bedroom Two 10.3 m2

Bedroom 3 (street view) 9.1 m2

Bathroom & WC 1.9 m2

LOCAL TAXES

Taxe foncière: 1260 EUR

Taxe habitation: EUR

NOTES

RDC/Sous Sol:

Access can be from outside through under the stone staircase or the garage doors. From inside, door with staircase next to the kitchen. Sink, plumbing for washing machine. Gas boiler & Linky meter access.

Total space 23.3 m2

Outside:

Wrap around garden with inground pond feature - currently empty. Hardstanding brick built small buildings

Garden space 320 m2

Outbuildings 18.4 m2