

## Renovation project! Town house + barn in the heart of buzzy Montignac-Lascaux



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	173 m2



## IN BRIEF

RENOVATION PROJECT - remodel this property and barn to be your pied a terre as a second home or an investment opportunity with its central location.

All shops and amenities of Montignac town is accessibly with a few steps.

Secure gated access to this house which is spread over 2 floors along with a good attic space to create another room.

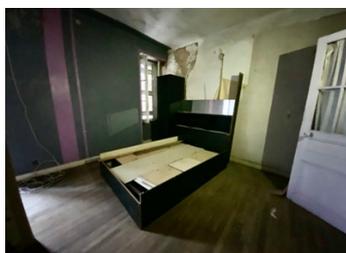
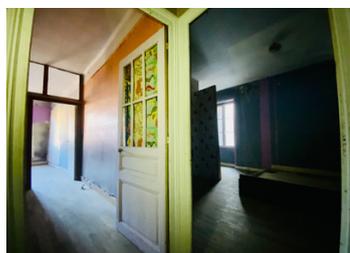
Small courtyard which accesses the barn which could convert to a separate cottage.

## ENERGY - DPE

DPE not required.

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

Spread over 2 floors with attic rooms.

Ground floor:

Salon with fireplace 29 m<sup>2</sup>

Bathroom with bathtub, bidet & pedestal 3,4 m<sup>2</sup>

Utility area with WC 9 m<sup>2</sup>

Summer kitchen with water points 6 m<sup>2</sup>

Bedroom one room 16 m<sup>2</sup>

First Floor:

Landing 8 m<sup>2</sup>

Bedroom two interconnects with Bedroom three;  
15 m<sup>2</sup> and 11 m<sup>2</sup>

Bedroom four 20 m<sup>2</sup>

Attic room 15 m<sup>2</sup>

Outside

Court yard garden, covered terrace leading to  
outbuild/barn 35 m<sup>2</sup>

\*\* All measurements are approximate \*\*

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

## LOCAL TAXES

Taxe foncière: **852 EUR**

Taxe habitation: **EUR**

## NOTES