

In the heart of Montignac-Lascaux! 2 bedrooms, large open plan living room+ cave, ideal holiday home.



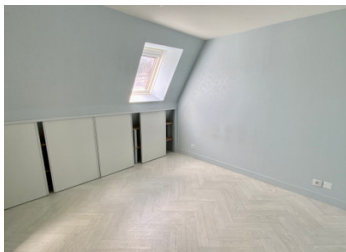
## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	112 m2

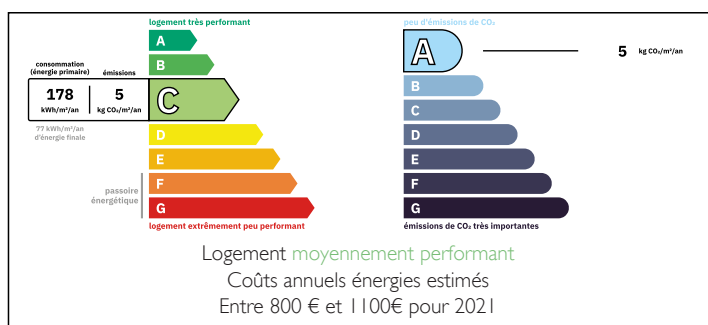
## IN BRIEF

Come set your suitcases down in this recently renovated character townhouse in this thriving little market town which is seeped in prehistory and home to the Lascaux caves - a Unesco World Hertiage site.

Perfectly positioned - shops, bars, restaurants all accessible on foot, and a perfectly proportioned house with a large openplan living room with kitchen on the ground floor and 2 bedrooms upstairs. Outside you will find at the front of the property a closed and covered terrace and at the rear you have a utility room.



## 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

Ground floor  
Entrance 4 m2  
Understairs cupboard storage 2 m2  
Living room with kitchen 39 m2  
WC 4.3 m2  
Staircase 3.8 m2

Upstairs  
Landing 2.3 m2  
Bedroom 14 m2  
Bedroom 9 m2  
Shower room + WC 4 m2

Outside  
Cave/utility room 4.3 m2 + 5.5 m2

Technical:  
Heating Heat source pump  
Double glazing (aluminium framed, wood effect)  
Electric roller shutters - Aluminium wood effect  
Mains drainage  
Fibre optic internet

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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: **898 EUR**

Taxe habitation: **EUR**

## NOTES