

A turnkey property in the heart of this town rich in prehistoric history.



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	0 m2

IN BRIEF

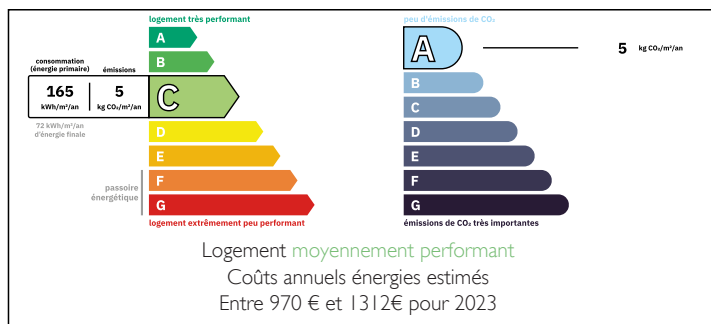
This superb two-bedroom townhouse is located in the heart of Montignac-Lascaux, home to the UNESCO World Heritage Site featuring prehistoric cave paintings.

Recently refurbished to an excellent standard while retaining many original features.

It would make an outstanding holiday home, a first-time purchase or a rental business opportunity.



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:

Living room 22.8 m²
Kitchen 8.8 m²
Pantry with water balloon 3.1 m²
Stairwell 5 m²
WC 1 m²

First floor:

Landing 5.7 m²
Bedroom 12 m²
Bedroom with built in wardrobe 10.4 m²
Shower room 6 m²
WC 1 m²

Attic/loft - insulated, not boarded and could be converted - subject to planning consents.

** all measurements are approximate **

Technical:

Heating & Hot water - electric
Open chimney/fireplace
Double glazed throughout
Mains drainage
Fibre internet zone

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

LOCAL TAXES

Taxe foncière: 536 EUR

Taxe habitation: EUR

NOTES