

Four bedroomed, stone property with barn, located in a popular village close to Montignac Lascaux.

EXCLUSIVE



## INFORMATION

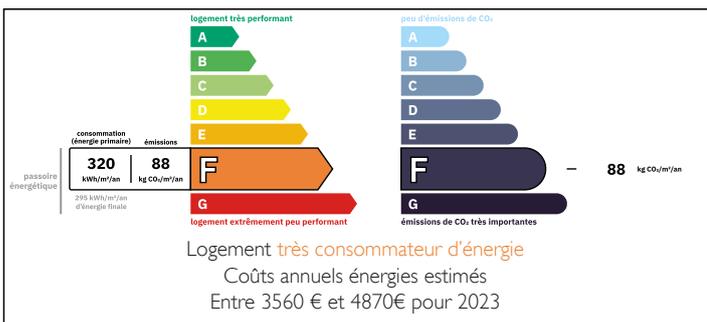
Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	105 m <sup>2</sup>
Plot Size:	5769 m <sup>2</sup>

## IN BRIEF

Characterful 4 bedroomed house of 105m<sup>2</sup> with 3 fireplaces, fuel central heating, kitchen, pantry and sitting room in the honey coloured Périgord stone. Located a short drive (4km) from Montignac Lascaux in the popular village of Auriac du Périgord. This house has a barn of 75m<sup>2</sup> which is in good condition and already has windows. Land measuring 5769m<sup>2</sup>.

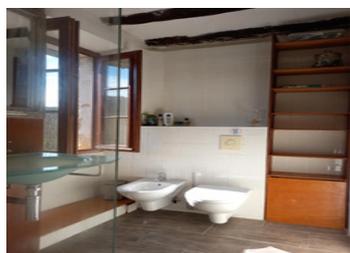


## ENERGY - DPE



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

A stone village house with 4 bedrooms set over 3 floors. It is located at the start of the village, set back from the road between Auriac du Périgord and Montignac. Enter into the sitting room of 22m<sup>2</sup> which has a large fireplace and leads into the kitchen of 16m<sup>2</sup>. There is a pantry (2.4m<sup>2</sup>) off the kitchen. A corridor off the sitting room leads to a downstairs shower room of 13m<sup>2</sup> and a separate toilet 1.6m<sup>2</sup>. The corridor could be opened up to get direct access into the barn (75m<sup>2</sup>).

Stairs lead to the first floor where there are 2 bedrooms with period fireplaces (16m<sup>2</sup> and 14m<sup>2</sup>) and a shower room and toilet 5.7m<sup>2</sup>.

A second set of stairs lead to the second floor with 2 further bedrooms 6.4m<sup>2</sup> and 7m<sup>2</sup>, one with a Juliette balcony.

The barn, which is in good condition, is attached to the house and consists of an area of 75m<sup>2</sup> with 5 windows and a workshop of 20m<sup>2</sup>.

Land of 5769m<sup>2</sup>

Montignac Lascaux 4km

Sarlat 20km

Terrasson 15km

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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: **635 EUR**

Taxe habitation: **EUR**

## NOTES