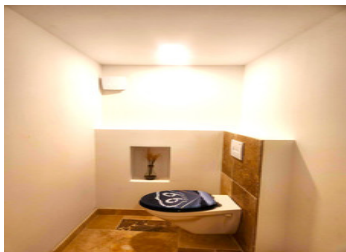


Completely renovated, 2 bedroomed stone town house of 70m2 with terrace



## INFORMATION

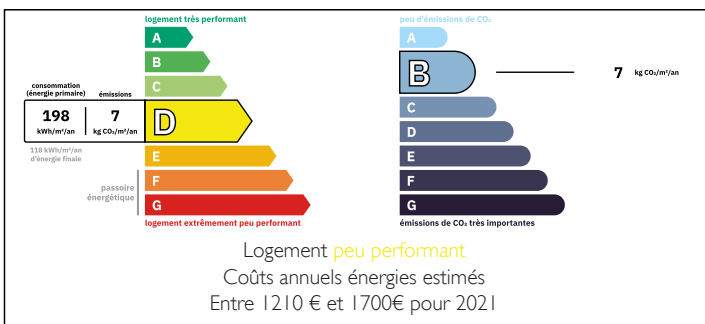
Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	9 m2



## IN BRIEF

Newly renovated 2 bedroomed property of 70m2 with a large open plan sitting/dining/kitchen area, a laundry room and wc downstairs. Stairs up to 2 double bedrooms and a large shower room and toilet. Another staircase leads up to the loft which could be converted. There is an outside, covered terrace area down a quiet side road where the entrance to the property is also found.

## 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

Newly renovated 2 bedroomed property of 70m<sup>2</sup> with a large open plan sitting/dining/kitchen area (28m<sup>2</sup>), a laundry room (5m<sup>2</sup>) and wc (1m<sup>2</sup>) downstairs. Stairs up to 2 double bedrooms (13m<sup>2</sup> and 8.5m<sup>2</sup>) and a large shower room and toilet (7.2m<sup>2</sup>). Another staircase leads up to the loft which could be converted. There is an outside, covered terrace area (8.7m<sup>2</sup>) down a quiet side road where the entrance to the property is also found.

Located in the popular town of Montignac Lascaux and within walking distance of restaurants, shops, schools etc.

Sarlat 25km

Périgueux 54 km

Brive 45 km

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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: **640 EUR**

## NOTES