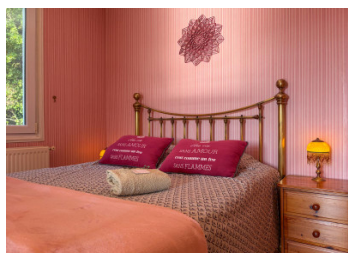
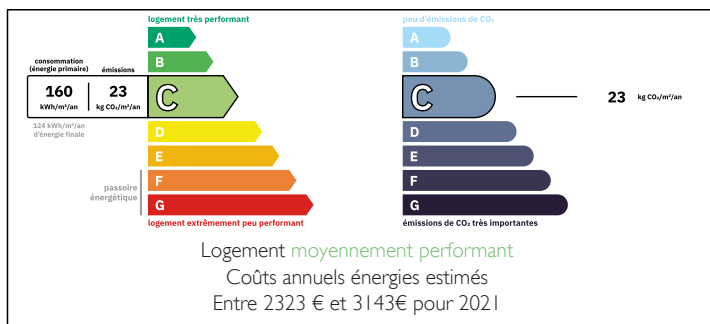


Charming Périgord-style home with open views, 5 bedrooms, close to Montignac in the Périgord Noir region.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	2857 m2

IN BRIEF

In the Périgord Noir, just 5 min from Montignac, discover this charming 160 m² Périgord-style home, built in 1980, set in a peaceful environment with open views over the surrounding rolling countryside.

This property offers complete privacy and a secluded setting while remaining close to all amenities, and less than 20 min from the main tourist attractions and motorway access connecting Paris, and Bordeaux.

Carefully maintained, the property offers generous living spaces, including a separate kitchen and a bright, spacious living room opening onto two west- and south-facing terraces. The layout is particularly appealing, with 5 bedrooms, including 2 on the ground floor, and a bathroom on each level.

Authentic charm of Périgord, with exposed beams and a traditional fireplace.

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.



LOCAL TAXES

Taxe foncière: 1213 EUR

NOTES

DESCRIPTION

Approximately 160 m² of living space
Approximately 130 m² of additional space including the basement and outbuildings

5 bedrooms:

2 bedrooms on the ground floor
3 bedrooms upstairs

2 shower rooms / bathrooms

Living / dining room of approximately 33 m²

Entrance hall of approximately 16 m² with a cathedral ceiling

Landing of approximately 15 m², open to the ground floor

Basement of approximately 65 m²

Garage with space for two vehicles parked in tandem

Storage / utility room of approximately 20 m²

Cellar of approximately 9 m²

Outbuilding of approximately 30 m²

Workshop / workbench area of approximately 10 m²

Outdoor courtyard

Vegetable garden

Terrace

Several balconies

Open views over the surrounding rolling countryside

TECHNICAL FEATURES

Double glazing

Central oil-fired heating with a well-maintained Buderus boiler

Approximately 1,500-litre oil tank

Traditional cantou fireplace with insert

Approximately 300-litre hot water cylinder

Electrical installation in good condition