

detached house hallway, living room, kitchen, 3 bedrooms, study, 2 toilets, shower room, bathroom, basement,



INFORMATION

Town:	Montagnier
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	4870 m2



IN BRIEF

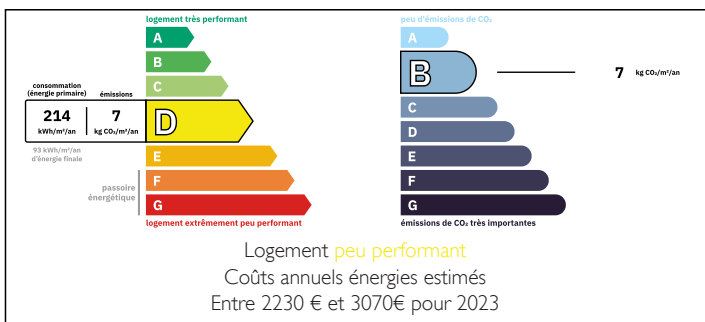
House with 130 m² of living space on a large, wooded plot with a swimming pool and unobstructed walking distance from a medieval village.



Set in peaceful, leafy surroundings, this charming traditional house, built in 1980, offers an exceptional living environment, with a beautiful panoramic view of the surrounding countryside.

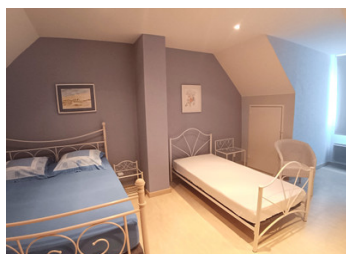


ENERGY - DPE



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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

House with 130 m² of living space on a large, wooded plot with a swimming pool and unobstructed views

Set in peaceful, leafy surroundings, this charming traditional house, built in 1980, offers an exceptional living environment, with a beautiful panoramic view of the surrounding countryside.

Interior

Ground floor: A cosy and light-filled living room with a fireplace fitted with an insert, opening onto the garden through a large bay window. A fully fitted and equipped separate kitchen, a comfortable first bedroom and a bathroom.

First floor: A sleeping area comprising two spacious, light-filled attic bedrooms, offering ample storage space as well as a mezzanine-level office area.

Full basement: Large garage, workshop area, cellar and practical storage areas.

Outdoors & Features

Grounds: A wooded and fully fenced garden, featuring a wooden pergola and landscaped terraces.

Swimming pool: 8.5 × 4.5 m saltwater pool with paved surrounds and a roller safety cover.

Comfort & Recent Work: Roof completely re-roofed in 2023, double-glazed windows, shutters and electric heating.

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe foncière: **1460 EUR**

NOTES