

224 700 €

Contact agency

AGENCE MONTIGNAC LASCAUX

10 rue du 4 septembre

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For sale house

4 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 1970

Hot water : Fuel

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

fireplace, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel



## House 229 Montignac

Nestled in the Périgord Noir, in the heart of the Vézère Valley, come and discover this large stone house of 140m<sup>2</sup> with a converted basement of a 40m<sup>2</sup> studio which can be transformed into a master suite, and a workshop. The main living space consists of a kitchen, a large living room, a suite with shower room and toilet and a beautiful heated veranda of 25m<sup>2</sup> on the first floor, a large bedroom, a bathroom and a separate toilet on the second floor. all on a plot of approximately 2000m<sup>2</sup>. The whole is to be brought up to date and work to bring it up to standard and insulation is to be expected. Alexandra Russo Independent Commercial Agent rsac 810 619 601

Fees and charges :

224 700 € fees included

