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## Périgord Noir, beautiful property with character, situated on th

**Montignac , Dordogne , Nouvelle Aquitaine**



# €498,200

inc. of agency fees

5 Beds      233 sqm      0.55 ha

In the Périgord Noir, at the end of a small typical hamlet, between Montignac-Lascaux and Sarlat, this property of character is situated in a high and quiet area. It is not isolated and faces south. The...

### At a Glance

<b>Reference</b>	MFH-FCMP113415	<b>Near to</b>	Montignac	<b>Price</b>	€498,200
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	233 sqm
<b>Land</b>	0.55 ha			<b>Land Tax</b>	N/A

### Property Description

In the Périgord Noir, at the end of a small typical hamlet, between Montignac-Lascaux and Sarlat, this property of character is situated in a high and quiet area. It is not isolated and faces south. The land of about 5000 m<sup>2</sup> is flat and landscaped, so there are pleasant shaded areas in front. At the back of the house, a beautiful resin tennis court will seduce amateurs. The house is covered in slate and flat tiles. It has approx.

230 m<sup>2</sup> of living space on two levels. Although equipped with central heating, this house remains in its original state and depending on the use to which its next owners put it, modernisation work will or could be carried out. A central entrance leads on one side to the living room with fireplace, kitchen garden, stone sink and adobe floor, a large bedroom with fireplace at mid-level, a bathroom, a small kitchen and a small sitting room. On the first floor, the landing leads to two adjoining bedrooms, and a large landing/mezzanine bedroom. Attic, cellar and small shed. Possibility to build a swimming pool.

## Summary

Property type:	House
Bedrooms:	5
Price	€498,200

## Key Information

Internal Area:	233 sqm
Land Area:	0.55 ha

## Location: Nouvelle Aquitaine



## Gallery













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