



Agence  
Montignac  
Lascaux

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577 500 €

**Buying maison de caractère**

10 rooms

Surface : 250 m<sup>2</sup>

Surface of the land : 21600 m<sup>2</sup>

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

**Features :**

pool, Pool house, fireplace, Laundry room, calm

4 bedroom

3 terraces

2 bathrooms

1 garage

4 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

03/05/2024 - Prix T.T.C



### Maison de caractère 792 Auriac-du-Périgord

5 minutes from Montignac-Lascaux, on the heights of a charming village, come and discover this beautiful and spacious Périgord of 250m<sup>2</sup>, facing south, on 2ha16 of wooded land with a view. This traditional house with a dovecote consists of an American kitchen opening onto a living room with cathedral ceiling and fireplace with insert opening onto a 35m<sup>2</sup> terrace, 4 beautiful bedrooms, 3 bathrooms, an office, a 60m<sup>2</sup> mezzanine . A large garage, a covered terrace with barbecue, an 11x4.5 swimming pool and a wine cellar complete the package.

Alexandra Russo, rsac sales agent 810 619 601

Fees and charges :

577 500 € fees included



AGENCE MONTIGNAC LASCAUX - 10 rue du 4 septembre - 24290 Montignac

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Carte professionnelle n°N° CPI 2401 2017 000 018 631 délivrée par la CCI de Dordogne

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