



Agence  
Montignac  
Lascaux

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399 000 €

**Buying townhouse**

**7 rooms**

**Surface : 183 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Surface of the land : 800 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Nord ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Portail automatique, calm

5 bedroom

3 terraces

1 bathroom

3 showers

4 WC

1 garage

3 parkings

**Energy class (dpe) : E**

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

Document non contractuel

30/04/2024 - Prix T.T.C



### Townhouse 761 Montignac

Very rare, to visit without waiting Large detached house close to all amenities on foot, in a quiet and residential area, with exceptional views of the very touristic village of Montignac-Lascaux. This spacious house consists of an entrance on one level, an equipped kitchen opening onto a beautiful terrace with a view, an L-shaped living room of 39m<sup>2</sup>, a corridor leads to the sleeping area on the ground floor composed of a beautiful master suite of 21m<sup>2</sup> with bathroom and separate toilet, a second bedroom with adjoining bathroom. Upstairs a mezzanine, 3 bedrooms all equipped with cupboards and/or dressing rooms, including two parental suites with shower rooms, a shower room and an additional common toilet. This house also has a large basement of 68m<sup>2</sup>, an equipped laundry room with dressing room, a garage of 47m<sup>2</sup>. The exterior offers an impregnable and dominant central view of the city center, a beautiful swimming pool without vis-à-vis surrounded by two terraces. The whole on a closed ground of 800m<sup>2</sup>. You will also find additional equipment such as an automated gate and a water softener.

Alexandra Russo rsac 810 619 601

Fees and charges :



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

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