



**Agence  
Montignac  
Lascaux**

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**721 000 €**

**Buying propriété**

**8 rooms**

**Surface : 276 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 7000 m<sup>2</sup>**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Toit plat**

**Features :**

pool, Bedroom on ground floor, double glazing, Laundry room, calm

2 bedroom

1 terrace

1 shower

1 WC

2 garage

5 parkings

**Energy class (dpe) : B**

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

Document non contractuel

11/05/2024 - Prix T.T.C



### Propriété 760 Saint-Léon-sur-Vézère

Come and discover this beautiful atypical real estate complex, located on the heights of the Vallée de l'Homme, cradle of prehistory, between Montignac-Lascaux and Les Eysies, in the heart of the Périgord Noir. This property consists, on the one hand, of a quality dwelling of 72m, fully furnished with taste, an equipped and fitted kitchen opening onto a very bright living room and onto a beautiful covered terrace and small heated swimming pool, two bedrooms, a bathroom with walk-in shower, sink and toilet, a storeroom. Purification system and water dynamizer, reversible air conditioning, alarm and surveillance camera, wooden carport, closed workshop, lean-to. On the other hand, a very large architect's villa out of water / out of air whose interior is to be imagined according to your tastes. All on two plots of 7000m<sup>2</sup>, planted with Mediterranean species and fruit trees including twenty olive trees, part of the land has a building permit for an additional guest house of 40m<sup>2</sup>.

Fees and charges :

721 000 € fees included



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