



## TWO ANCIENT HOUSES WITH A BARN,

# €122,500

24210, Montagnac D Auberoche, Dordogne, Nouvelle Aquitaine

Ref: 14075-958

\* Available \* 1 Bed \* 1 Bath

TOGETHER WITH TWO HOUSES NOT ATTENDED WITH A BARN IN THE MIDDLE: 1st House: dwelling with a lot of charm, of an area of ??65 m<sup>2</sup>, in visible stones; located in the municipality of Montagnac d'Auberoche. Hamlet and very quiet

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

TOGETHER WITH TWO HOUSES NOT ATTENDED WITH A BARN IN THE MIDDLE: 1st House: dwelling with a lot of charm, of an area of 65 m<sup>2</sup>, in visible stones; located in the municipality of Montagnac d'Auberoche. Hamlet and very quiet environment, this house is located 25 km from Périgueux and 7 km from Cubjac. This house consists: on the ground floor: a kitchen equipped with a hood + ceramic hob + sink with double sink + work plan, a bedroom (13 m<sup>2</sup>), a living room (6.5 m<sup>2</sup>), a bathroom (3.5 m<sup>2</sup>) with shower cabin + wc. A wooden staircase to go upstairs. Floor: attic with a bedroom (10.5 m<sup>2</sup>), a bedroom / office (10.5 m<sup>2</sup>). Electric heating. Double glazing. Beautiful outdoor courtyard. A side parking space at the house. 2nd house: stone house, exterior / interior. A single room on the ground floor of 38 m<sup>2</sup>, with kitchen, old and functional fireplace. Upstairs: bedroom (15 m<sup>2</sup>), bathroom (5 m<sup>2</sup>) with shower + wc. Electric heating + wood. Single glazing THE TWO HOUSES ARE SOLD FURNISHED. ENERGY CLASS: F Exterior: 2 closed outbuildings of 6.5 m<sup>2</sup> each + an open outbuilding (6.5 m<sup>2</sup>). A stone barn with an area of 80 m<sup>2</sup>, with the possibility of converting the attic. Building land (CU +) with an area of 4,145 m<sup>2</sup>. Individual sanitation (septic tank) to be revised. This set is suitable for seasonal rentals. Potential to create lodgings. For more information, contact the real estate negotiator: Mr Michel LACHAUD, PROPERTY WITH 2 INDEPENDENT HOUSES AND BARN IN BETWEEN THEM: Montagnac d'Auberoche: at only 25 km from Périgueux and 7 km from Cubjac: House n o 1 (65 m<sup>2</sup>) is very charming; it consists of a kitchen, a bedroom of 13 m<sup>2</sup>, sitting room of 6.5 m<sup>2</sup>, a shower room (3.5 m<sup>2</sup>) with shower cubicle and a toilet .

