

Price on request

**Buying house**

**7 rooms**

**Surface : 196 m<sup>2</sup>**

**Surface of the living : 57 m<sup>2</sup>**

**Surface of the land : 2765 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Gîte, Bedroom on ground floor, double glazing, Alarme, Laundry room, calm

5 bedroom

3 terraces

1 bathroom

2 showers

3 WC

4 parkings

1 cellar

**Energy class (dpe) : A**

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

Document non contractuel

21/07/2025 - Prix T.T.C



House 1\_361 Valojoux

Located in the charming Périgord Noir, this modern and recent house offers beautiful features, perfect for a family, built on a large plot of 2765 m<sup>2</sup>. It is located a short distance of 4 km from the town center of Montignac and amenities. The property includes an annex accommodation offering the possibility of rental income or establishing a home office for a liberal profession or teleworking. The ground floor comprises an entrance hall with a cloakroom, a separate toilet, a master suite and an office space. A double living room with an open fitted kitchen and central island, a storeroom giving access to the 34 m<sup>2</sup> covered terrace which connects the main house to the 27 m<sup>2</sup> studio/gîte which has its kitchen, shower room and toilet. Upstairs, you will find three spacious bedrooms, a bathroom with a shower, a bathtub and toilet, a beautiful dressing room as well as a laundry room and access to a generous 62 m<sup>2</sup> terrace. The house offers a storage/workshop area of 42 m<sup>2</sup> in the basement and a converted attic of 42 m<sup>2</sup> which can be used as a dormitory. Outside, a 12m<sup>2</sup> garden shed and a 14m<sup>2</sup> container workshop complete this property. There is ample parking space. The plot offers the possibility of installing a swimming pool, and the location for it is already landscaped. In addition, the house

