

## Montignac hilltop views — main house + 2-bed gîte, pool & garage



## INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	1500 m2

## IN BRIEF

Set in one of Montignac's most desirable elevated positions, this property enjoys sweeping panoramic views across the town while remaining within easy walking distance of shops, cafés and restaurants.

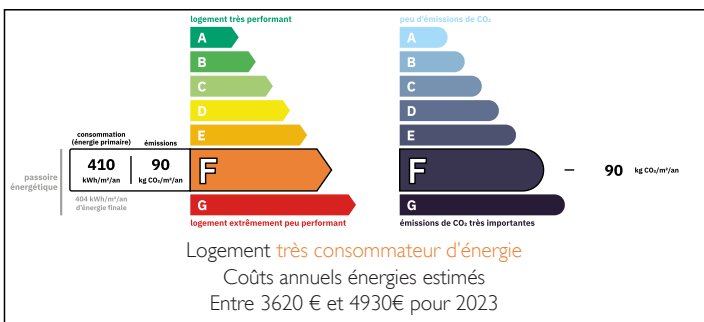
The property offers a rare combination of lifestyle and income potential, comprising a main house designed for comfortable single-level living and a fully independent two-bedroom gîte currently used for seasonal rentals.

The main house features bright living spaces opening onto a terrace with stunning views over Montignac, a spacious bedroom suite and practical utility areas. There is also further potential to convert the attic (subject to permissions) to create additional accommodation.

The independent gîte is ready to generate income from day one, with its own living space, two bedrooms and direct access to the semi-infinity swimming pool and terrace.

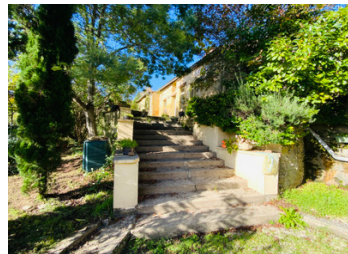
With landscaped wrap-around gardens, double

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### The Property

Occupying a generous corner plot, the property enjoys dual access — via wrought-iron pedestrian gates opening into the side garden, or through double automatic gates leading to the rear courtyard and double garage.

### Main House

#### Ground Level

A spacious utility room (18.4 m<sup>2</sup>) with integrated shower and WC (2 m<sup>2</sup>) offers practical flexibility — ideal after pool days or for visiting guests. Double-aspect doors open onto a paved terrace complete with spa hot tub.

#### Upper Ground Level

Steps lead to a bright, tastefully decorated kitchen (11.6 m<sup>2</sup>) fitted with a range of cabinetry and aluminium double-glazed windows overlooking the rear garden.

The kitchen flows into a generous dining area (13.6 m<sup>2</sup>), which in turn opens into an impressive living room (30.3 m<sup>2</sup>). A fireplace creates a natural focal point, while double-aspect French doors open onto the front terrace — framing panoramic views across Montignac.

From the dining space, sliding doors lead to an inner lobby with fitted wardrobes, separate WC (2 m<sup>2</sup>), and a spacious bedroom (21.5 m<sup>2</sup>) with direct terrace access and ensuite shower room (3.2 m<sup>2</sup>).

Designed for comfortable single-level living, this layout is both practical and light-filled.

### Independent Gîte

#### Ground Floor

An entrance hall with WC (0.85 m<sup>2</sup>) leads to Bedroom I (10.6 m<sup>2</sup>) with open wet-room style shower (1.4 m<sup>2</sup>).

From the hall, steps descend to a stylish open-plan living space (31.5 m<sup>2</sup>) with fully fitted kitchen and

## LOCAL TAXES

Taxe foncière: **2555 EUR**

## NOTES