

Stone Périgourdine with Panoramic Views – Comfort, Character & Calm near Montignac-Lascaux



INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	201 m ²
Plot Size:	4700 m ²



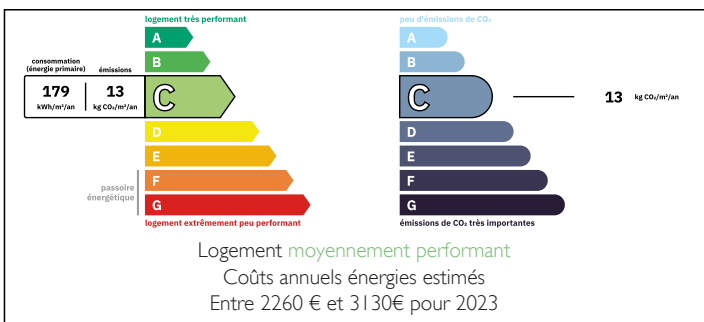
IN BRIEF

Tucked away for peace and privacy, this beautifully cared-for stone Périgourdine captures the best of Dordogne living—panoramic views, warmth, and timeless charm. Light-filled interiors flow across two levels, blending rustic character with practical comfort.

The 67 m² living room with its stone fireplace sets the tone: inviting, generous, and ideal for entertaining. The fully equipped kitchen opens directly onto a wide terrace overlooking rolling meadows, while four bright bedrooms and a spacious bathroom complete the first floor.

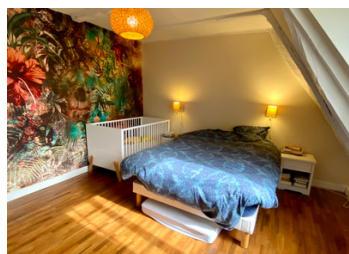
Outside, mature gardens with fruit trees and seating areas offer both beauty and ease of maintenance. A detached grange with workshop, wine cellar, and double carport adds valuable space for hobbies or storage.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Interior Layout:

Ground Floor

- Welcoming entrance foyer (6.8 m²)
- Light-filled living room (67 m²) with a stunning fireplace and stair access
- Fully equipped kitchen (16 m²) with modern finishes and terrace access
- Pantry (4.1 m²), WC (1 m²), boiler room (8 m²), and coat/storage nook (1 m²)

First Floor

- Spacious hallway (20.3 m²)
- Bedroom 1 (15 m²) and Bedroom 2 (11 m²) with built-in wardrobes
- Bedroom 3 (12 m²) and Bedroom 4 (13 m²)
- Family bathroom (8.5 m²) with bathtub and WC

Outdoors:

- Detached utility building/grange (29 m²) – ideal as a workshop, hobby space, or studio
- Stone wine cellar (9 m²)
- Double carport
- Lush garden with fruit trees and peaceful sitting areas
- Generous terrace offering uninterrupted views across the countryside

Technical:

- Heating - PAC
- Fully double glazed
- Fibre internet

Distances:

- Montignac-Lascaux 11 km
- Terrasson-Lavilledieu 17 km
- Sarlat-la-Canéda 26 km
- Brive-Souillac Airport 40 km
- Périgueux 45 km
- Bergerac Dordogne Périgord Airport 78 km
- Limoges Airport 106 km

LOCAL TAXES

Taxe foncière: **1385 EUR**

Taxe habitation: **EUR**

NOTES