

Elegant 4-Bed Home in Montignac-Lascaux – Walk to Everything



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	139 m2
Plot Size:	399 m2

IN BRIEF

Fall in love with this beautifully refurbished home in the heart of Montignac-Lascaux.

Enjoy two bright reception rooms (one with a cosy fireplace), four spacious bedrooms including a luxurious ground-floor master with ensuite. The large basement includes a garage, workshop, wine cave, utility and storage rooms.

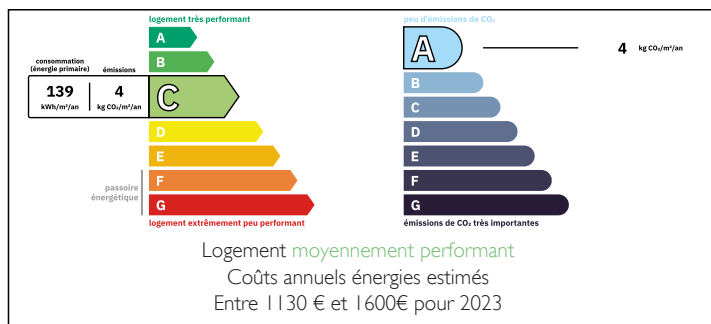
Outside, easy-care wraparound gardens and a tranquil brook offer peace and privacy.

Recent energy upgrades—double glazing, heat pump, full insulation—ensure year-round comfort. Just steps from shops, restaurants, schools, and the iconic Lascaux caves.

A rare gem for family life or a refined holiday retreat.

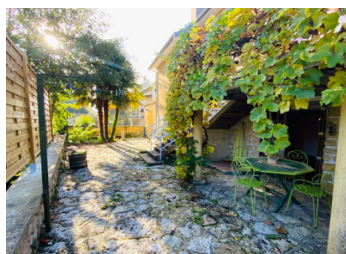


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière:	2260 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Main Entrance – First Floor:

Accessed via a welcoming flight of steps, the main entrance opens into a bright hallway that serves as the heart of the home.

Living Room (22 m²): A light-filled space with a built-in chimney insert, ideal for cozy evenings. Double French doors open onto a front terrace, with a side window adding additional natural light. Direct access to the kitchen.

Second Reception Room (15.25 m²): A versatile room featuring charming exposed stonework on the rear wall and a front-facing window—perfect as a study, reading room or additional lounge.

Kitchen (11 m²): Fitted with base units, built-in oven, induction hob, and dishwasher. Includes a compact walk-in pantry (0.86 m²). Rear double doors open onto a lovely 6.25 m² balcony/terrace overlooking the garden—ideal for morning coffee.

Master Bedroom (14 m²): Side aspect windows and convenient en-suite access to:

Shower Room (7.5 m²): With a shower cubicle, bidet, sink and rear-facing windows offering garden views.

Hallway Nook (2 m²): Includes built-in wardrobe and access stairs to both the upper floor and ground-level/basement.

Separate WC (0.86 m²)

Second Floor:

Landing (8 m²): Includes a built-in storage cupboard.

Bedroom 1 (13.6 m²): Front-facing windows and a quaint corner alcove with washbasin.