

Loft-style townhouse with high-end features in the heart of Montignac



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	181 m2
Plot Size:	1405 m2

IN BRIEF

Recent subject of a thorough renovation, this townhouse is located in the heart of Montignac, a stone's throw from the Vézère river, shops and market.

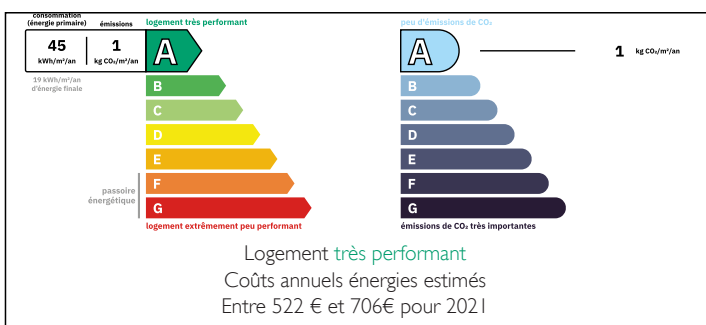
Offering five spacious bedrooms, charm full features and a large 60 m² terrace overlooking its heated swimming pool, the property combines modern comfort with the charm of a loft-style design, in a lively environment all year round.

Rare A energy rating, numerous high-quality fixtures and fittings, secure private parking and full basement.

Ideal as a main or secondary residence, this house combines elegance, energy efficiency and a prime location in the Périgord Noir.



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: 1712 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in the heart of historic Montignac — famed for its vibrant market, riverside charm and proximity to the Lascaux caves — this stunning townhouse offers elegance, energy efficiency, and everyday convenience in equal measure.

Fully renovated in 2023, the property is move-in ready and perfect for a family home, stylish second residence or even a boutique holiday rental. With a highly sought-after Energy Rating A, comfort and sustainability are guaranteed.

Ground Floor

The dual staircase leads to a glass-panelled entrance lobby (7.6 m²) that sets the tone for the light-filled interior. To the left, the double aspect salon & dining room (31 m²) offers French doors opening to the rear terrace. On the right, an exceptionally large family kitchen (29.5 m²) with island unit and top-range appliances invites entertaining. The kitchen opens to a walk-in pantry (5.3 m²), cleverly housing laundry and technical systems. A WC completes this level.

First Floor

Three generously proportioned bedrooms are found here:

- A master suite (18 m²) with walk-in dressing room and a sleek ensuite (7.2 m²) with tub and walk-in shower
- A second bedroom (13.7 m²) with its own wash area and garden views
- A third bedroom (25.6 m²) with balcony access and views over the front garden and riverside
- A separate WC (1.5 m²)

Second Floor

Originally designed as a guest floor or possible independent suite, this level features:

- A spacious landing (10 m²) with all plumbing pre-installed for a kitchenette
- Two additional bedrooms (11 m² & 5.5 m²), one with interconnecting...