

Ref: A40421TYS24

Price: 399 999 EUR

agency fees to be paid by the seller

Black Périgord - Spacious Périgourdine Home with Pool, Terraces & Panoramic Views — Walk to Central Montignac





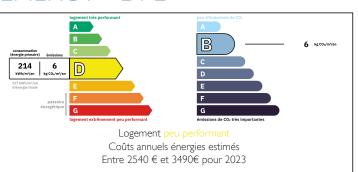








ENERGY - DPE



INFORMATION

Town: Montignac

Department: Dordogne

Bed: 5

Bath: 4

Floor: 178 m2 Plot Size: 800 m2

IN BRIEF

UNDER OFFER

Perched on the upper heights of Montignac-Lascaux, this grand, light-filled Périgourdine blends space, comfort and proximity. Shops, cafés, schools and the vibrant weekly market are all within a pleasant stroll — yet the house enjoys privacy and far-reaching views.

Spread across three levels with five bedrooms and multiple terraces, it offers flexible living for a large family or anyone seeking a home with income potential. The lower ground floor already has plumbing in place for a summer kitchen, while the garden level opens to a decked terrace and in-ground pool — perfect for entertaining or simply soaking up the Dordogne sun.

A property that offers both space and practicality within walking distance of restaurants, shops and

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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.





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LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Positioned for both convenience and tranquillity, this property sits in a sought-after residential lane just moments from Montignac's bustling centre — home to the famous Lascaux Caves, riverside walks, and year-round amenities.

Layout & Accommodation

Lower Ground Floor

Spacious garage/workshop – 51.3 m²

Storage area pre-plumbed for a future summer kitchen -50.6 m^2

Utility room with sink and plumbing – 14 m²

Pantry/cave - 12.6 m²

Ground Floor (Main Living Level)

Entrance lobby (5.7 m^2) leading into a bright sitting/dining space $(17.8 \text{ m}^2 + 16.6 \text{ m}^2)$ with stone fireplace and wood-burning stove, plus French doors opening to both the garden and the south-facing balcony.

Fully fitted kitchen (11.2 m²) with double doors to a generous terrace and external staircase to the garden — ideal for alfresco dining.

Guest WC (1.5 m²).

Inner corridor (8.3 m²) connecting:

Bedroom I (13 m 2) with ensuite shower (6.4 m 2) + WC (1.2 m 2)

Bedroom 2 (12.8 m²)

Family bathroom (4.2 m²) with bathtub

Airing cupboard (0.4 m²)

First Floor

Landing (12 m²) serving:

Bedroom 3 (16.3 m²) with dressing (3.7 m²), shower (3.4 m²) and fitted closets

Office (4.6 m^2)

Separate WC (1.7 m²)

Bedroom 4 (8.6 m²)

Bedroom 5 (18 m^2) with built-in closets and ensuite (4.5 m^2)

Outdoor Space