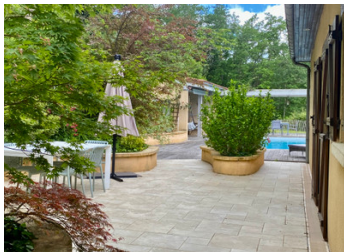
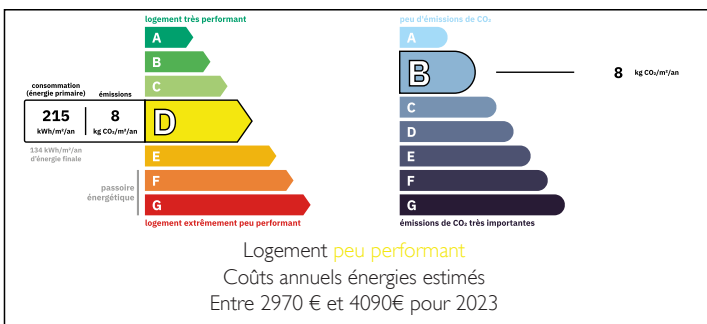


Black Périgord - Peaceful Dordogne Home with Pool, Guest Apartment and Truffle Oaks near Montignac

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	178 m2
Plot Size:	7167 m2

IN BRIEF

Set in a peaceful elevated position surrounded by woodland and truffle oaks, this spacious home offers a rare balance of privacy, lifestyle and convenience, all within walking distance of the shops, restaurants and amenities of Montignac-Lascaux.

The bright main living accommodation is arranged on the upper level and features generous open-plan reception spaces, oak flooring, a fireplace with wood-burning insert and multiple French doors opening onto terraces and gardens. Outside, the property has been designed for relaxed outdoor living with a heated saltwater swimming pool, summer kitchen area and pool house facilities.

The lower garden level hosts a fully independent two-bedroom apartment with separate access, ideal for guest accommodation, multigenerational living or seasonal rental potential.

Set within 7100 m² of land combining gardens, woodland and truffle oak plantings, this versatile property offers a peaceful Dordogne lifestyle in one

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

Arranged across two levels, the main living accommodation is situated on the upper floor, allowing the principal rooms to fully benefit from the natural light, surrounding greenery and direct access to the outdoor terraces and gardens.

Upon entering, a welcoming entrance hall (13.08 m²) naturally separates the living and sleeping areas of the home.

To the right, a generous open-plan reception space (49.27 m²) creates a warm and sociable heart to the property. The sitting room features a fireplace with wood-burning insert, while the dining area benefits from two sets of French doors opening directly onto the balcony and exterior terraces, creating an effortless connection between indoor and outdoor living.

A second sitting area enjoys direct access to the rear gardens and pool area.

The kitchen (10.87 m²) sits just off the living space and includes a walk-in pantry/storage room (6.34 m²), with direct access onto a terrace perfectly positioned for outdoor dining and entertaining.

To the left of the entrance hall, a corridor leads to the sleeping accommodation comprising three bedrooms (12.70 m², 11.58 m²), including a principal suite (12 m²) with its own shower room, WC (6.41 m²) and dressing room/walk-in wardrobe (6.72 m²)

A separate family bathroom with WC (6.41 m²) completes this level and also benefits from internal access to the lower garden level.

The exterior spaces have been thoughtfully arranged to create a relaxed and highly functional outdoor living environment.

To the rear of the property, the heated saltwater swimming pool is surrounded by terraces and enjoys...

LOCAL TAXES

Taxe foncière: 1738 EUR

NOTES