

Beautifully renovated two-bedroom home, formerly part of a fortress, with views across the Dronne Valley

EXCLUSIVE



INFORMATION

Town:	Montagrier
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	148 m2



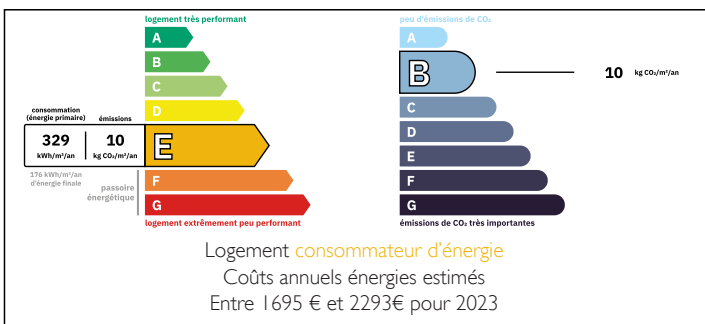
IN BRIEF

Viewing is highly recommended to fully appreciate this beautifully renovated two-bedroom property, finished to a high standard. It offers excellent versatility, whether as a comfortable family home or an ideal lock-up-and-leave holiday retreat.

The garden is arranged over three levels, designed for easy maintenance while still providing attractive outdoor spaces. A secluded terrace area would be perfect for a hot tub, where you can relax and enjoy views across the valley. The spacious covered terrace creates a wonderful setting for outdoor dining, enhanced in the evening by ambient lighting that adds to the charm of this delightful space.

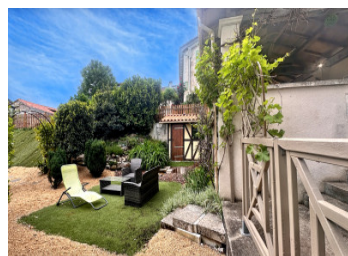
Montagrier is a vibrant and welcoming village, well served by restaurants and a boulangerie, with a lively atmosphere and activities throughout the year.

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

Entering the property, you are welcomed into a well-equipped modern KITCHEN (10.25 m²). From here, there is a SHOWER ROOM (2.65 m²) featuring a walk-in shower, WC, and a useful cupboard housing a water softener.

The kitchen leads through to a cosy SNUG (10.9 m²), complete with a modern wood burner—perfect for relaxing evenings. Also on this level is a spacious BEDROOM (11.65 m²), fitted with mirrored sliding doors opening onto a generous wardrobe.

Carpeted stairs lead to the first floor, where a bright and spacious LOUNGE (25.9 m²) awaits. The flue from the wood burner below provides effective additional heating, while a window with a Juliet balcony offers lovely views across the valley.

From here, there is a double-aspect BEDROOM (10.1 m²) with an en-suite SHOWER ROOM (2.9m²), including a walk-in shower and WC. This bedroom also benefits from an attractive Juliet balcony, with views over the valley and the lawned terrace below.

Outside, the garden is arranged over several levels. From the lawned terrace, a few steps lead to a large covered terrace—an ideal space for al fresco dining, enhanced by outdoor lighting that allows it to be enjoyed throughout the day and into the evening.

A further covered area provides the perfect setting for a hot tub beneath a pine tree, offering shade, privacy, and a peaceful atmosphere.

ROOM SIZES

LOCAL TAXES

Taxe foncière: **781 EUR**

Taxe habitation: **EUR**

NOTES