

Energy-Efficient Modern Home with Panoramic Views, Solar Panels, Large Basement 2,500m Garden near Montignac



INFORMATION

Town:	Aubas
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	2500 m2

IN BRIEF

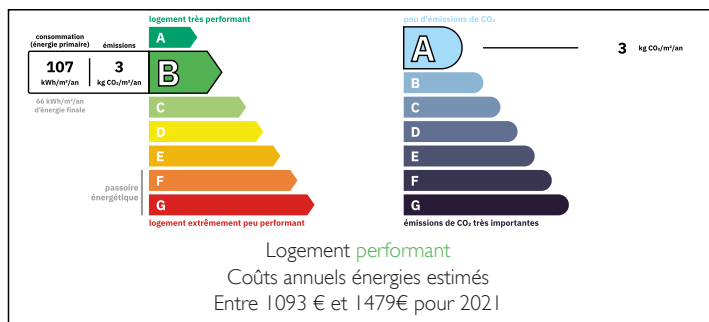
Built in 2012, this attractive detached home combines modern comfort, excellent energy efficiency and beautiful countryside views just a few minutes from the popular market town of Montignac-Lascaux.

Designed for easy single-level living, the property offers a bright 45m² open-plan living room with wood-burning insert, a fitted kitchen with breakfast bar, three bedrooms, an office, a spacious family bathroom with bathtub and Italian shower, separate WC, utility room and attached garage. Beneath the house, an impressive 84m² basement and cellar provide exceptional storage, workshop or hobby space.

Set within approximately 2,500m² of mainly lawned gardens with open rural views, the property also benefits from solar panels, geothermal heating, double glazing and good insulation, delivering



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: 1286 EUR

NOTES

DESCRIPTION

Modern Comfort, Energy Efficiency and Beautiful Countryside Views Near Montignac-Lascaux

Constructed in 2012, this attractive detached home offers all the comforts of modern living in an enviable countryside setting just a short drive from Montignac-Lascaux, renowned for its prehistoric heritage, lively weekly market, restaurants and everyday amenities.

Designed with convenience in mind, the entire living accommodation is arranged on one level, making it equally suitable for families, retirees or anyone seeking an accessible and practical home without compromising on space.

The front door opens directly into a spacious open-plan living area of approximately 45m² where large patio doors frame views towards the garden and provide direct access onto the covered rear terrace. The living room is centred around a wood-burning insert fireplace, creating a warm focal point during the cooler months while complementing the property's excellent energy credentials.

The adjoining kitchen occupies around 15m² and is partially separated from the living area by an attractive breakfast bar, allowing the cook to remain connected with family and guests while providing clearly defined spaces for everyday living.

A hallway leads to the sleeping accommodation comprising three well-proportioned bedrooms measuring approximately 14.4m², 11m² and 11m² respectively, together with a useful office of around 6.6m² which could equally serve as a nursery, hobby room or occasional guest bedroom.

The generous family bathroom measures approximately 11.7m² and is fitted with both a bathtub and an Italian-style walk-in shower, offering the best of both worlds for busy family life. A separate WC completes the accommodation.