

Exquisitely presented stone village house, 3 beds, 3 baths, pool & garden near Montignac-Lascaux

EXCLUSIVE



INFORMATION

Town:	Coly-Saint-Amand
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	260 m2

IN BRIEF

Located in the picturesque and highly sought-after village of Coly-Saint-Amand, in the heart of the Périgord Noir between Montignac-Lascaux and Sarlat-la-Canéda, this south-facing stone village house has undergone extensive renovation and restructuring, both internally and externally, creating a beautifully presented home combining traditional Périgord character with modern comfort.

The property offers generous living spaces, 2/3 bedrooms including a principal suite, 3 bathrooms/shower rooms, an enclosed garden, covered terrace and heated swimming pool. Full double glazing and reversible heat-pump heating/air conditioning add modern comfort, while exposed stone and timber retain the character of the original building.

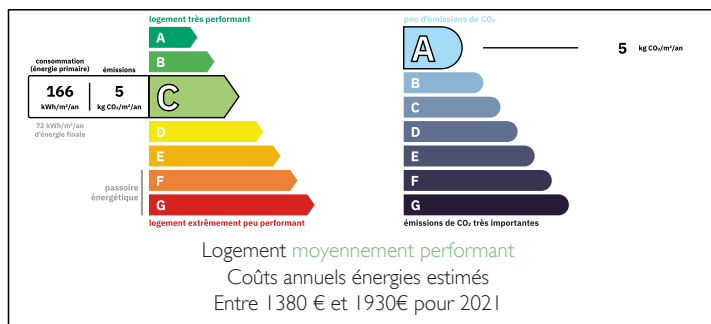
Currently operated as a successful seasonal holiday rental, the house would suit a permanent residence,

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.



ENERGY - DPE





DESCRIPTION

This beautifully presented stone village house has undergone extensive internal and external restructuring, renovation and upgrading, with significant investment made to improve both the accommodation and the technical comfort of the property.

The house is entered via steps into a fully fitted kitchen of approximately 16 m², equipped with contemporary gloss cabinetry, induction hob, oven and extractor hood. A useful under-stairs storage cupboard of approximately 2 m² sits immediately off this space.

Stone steps lead up to the impressive living and dining room of approximately 59 m². This generous reception area features exposed timber beams, stone walls and a wood-burning insert, creating a warm and characterful main living space with direct access towards the covered terrace and garden.

Also accessed from the kitchen area are a shower room of approximately 2.7 m², a separate WC of approximately 1.4 m² and a utility area of approximately 2 m² with plumbing for a washing machine.

On the first floor, the large mezzanine measures approximately 25.5 m² and is currently used as a bedroom. With a ceiling height reaching approximately 4.43 m, this is a particularly striking and versatile space.

A few steps continue to the upper floor, where a corridor of approximately 6.7 m² includes fitted storage within the eaves. There is a bedroom of approximately 12.5 m² with double doors opening towards the mezzanine, together with a principal bedroom of approximately 11.2 m² and an ensuite shower room with WC of approximately 7 m². A generous family bathroom of approximately...

LOCAL TAXES

Taxe foncière: 1254 EUR

NOTES