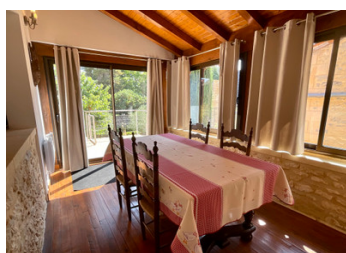


Historic Village Home, Independent Gîte & Gardens in the Heart of Montignac-Lascaux



INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	152 m ²
Plot Size:	500 m ²



IN BRIEF

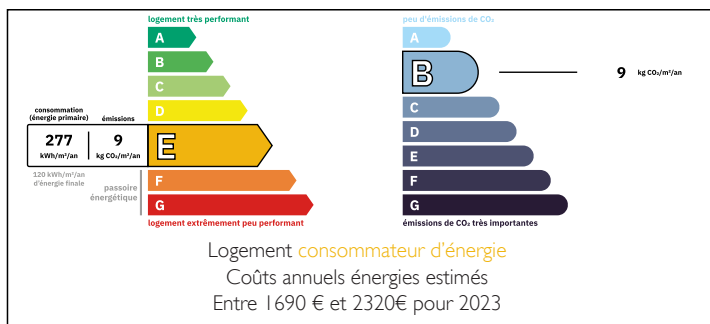
Behind an unassuming village façade lies one of Montignac's hidden treasures.

Already recorded on the Napoleonic Cadastre and retaining a magnificent stone fireplace dated 1654, this beautifully maintained period property effortlessly combines centuries of history with modern comfort.

Comprising an elegant main residence, an independent one-bedroom gîte, enclosed gardens, terraces and a substantial 48.6m² garage/workshop with conversion potential (subject to the necessary permissions), it offers exceptional flexibility for family living, multi-generational use or holiday rental income.

Exposed beams, honey-coloured stone walls and thoughtfully updated interiors preserve its authentic character, while its peaceful setting is just a short stroll from Montignac's cafés, restaurants, weekly

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: 1301 EUR

NOTES

DESCRIPTION

Situated within one of Montignac-Lascaux's oldest quarters, this remarkable period property offers two separate entrances: one serving the main residence and the other providing access to the substantial garage. Behind its traditional stone façade lies a home of surprising scale, versatility and character.

The 48.6m² garage provides exceptional parking, workshop and storage space, with conversion potential (subject to the necessary permissions). A beautiful stone archway leads to a 13m² utility room, with direct access to the enclosed gardens and courtyard.

The main entrance opens into a welcoming hall and staircase (4.6m²) leading to the principal accommodation. At its heart is a superb 37.2m² open-plan living room, centred around the original stone fireplace dated 1654. Exposed stone walls, original beams and a contemporary fitted kitchen combine period charm with modern comfort.

A separate 10.6m² reception/dining room opens directly onto the rear terrace overlooking the gardens. This floor also offers a 15m² bedroom with French doors to the terrace, a 3m² bathroom and a separate 0.7m² WC.

The second floor comprises a spacious 12.1m² landing, ideal as a reading or study area, a 12.5m² bedroom and a separate 1.65m² WC, all beneath the beautifully preserved original roof structure.

Private enclosed gardens and sunny terraces, arranged over several levels, provide peaceful outdoor living rarely found in the centre of Montignac.

Adding further versatility is the independent one-bedroom gîte, benefiting from its own private entrance while also enjoying direct access to the courtyard and gardens.

Perfect for guests, multi-generational living, home working or holiday...