

A beautifully presented 4 bed property with pool, large gardens, views of the adjacent vineyard in Montignac.

EXCLUSIVE



INFORMATION

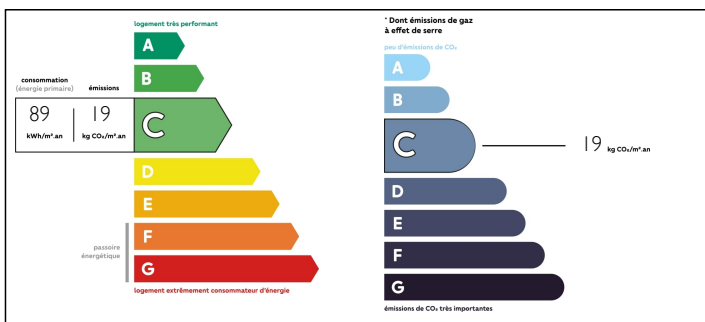
Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	2000 m2

IN BRIEF

Located just a few short kilometres from Montignac Lascaux; famed for its prehistoric cave paintings (Unesco world heritage site), this stunning and incredibly well built large family home offers all the conveniences of modern day living coupled with traditional accents. Meticulously maintained, neutrally decorated this is surely one of those houses that is completely ready to move into without enduring any back breaking renovations. Creatively designed using solid chestnut wood for the exterior and Douglas spruce for internal as well as the back of the house sporting a "barn like" look with its larch cladding. Internally the house boasts on the ground level; a magnificent open plan living space of some 63 m2 has underfloor heating, fully fitted kitchen, a separate laundry room, large toilet and double bedroom. Upstairs has 3 double bedrooms, with the master bedroom having an ensuite shower room, a fantastic 10 m2 covered balcony & a large family bathroom



ENERGY - DPE



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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: **2067 EUR**

NOTES

DESCRIPTION

Although close to the hustle and bustle of Montignac town, the property sits in a tranquil and tucked away spot.

Access down a shared driveway opens onto a lovely gravelled entrance with the garage and car port directly in front and to the left side the house sits with its gardens wrapping around it.

Main entrance to the house steps into a small lobby with access to the downstairs bedroom to the right, downstairs WC and a little further into the lobby opens up to the ground floor living space.

This is a magnificent large space - full of natural light thanks to the double aspect patio doors - one leading to a covered terrace to the front of the house and the other leading to the back overlooking the nearby vines.

Large open plan living with a fully fitted kitchen, dining area and salon providing modern day seamless living space. To further enhance the room, there is a prepped area in the ceiling ready for a flue to be fitted for a wood burner feature.

Solid wooden staircase leading up to the first floor.

Open plan living space: 63 m²

Laundry room: 6.5 m²

Bedroom 4: 12.7 m²

WC: 4.2 m²

First floor 3 double bedrooms, family bath/shower & WC

Master Bedroom : 11.5 m²

Ensuite shower room: 5.2 m²

walk in closet: 2.3 m²

Covered terrace/balcony: 10 m²

Bedroom 2: 11.4 m²

Bedroom 3: 11.2 m²

Bathroom: 10.7 m²

Outside the surrounding garden has an in ground