

Beautiful, unusual 3 bedroom stone house in the heart of Montignac. Garden, swimming pool and garage.

EXCLUSIVE

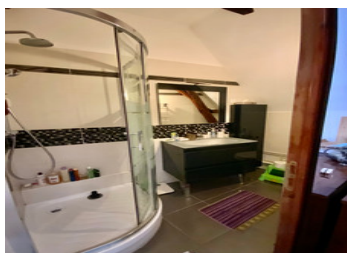


INFORMATION

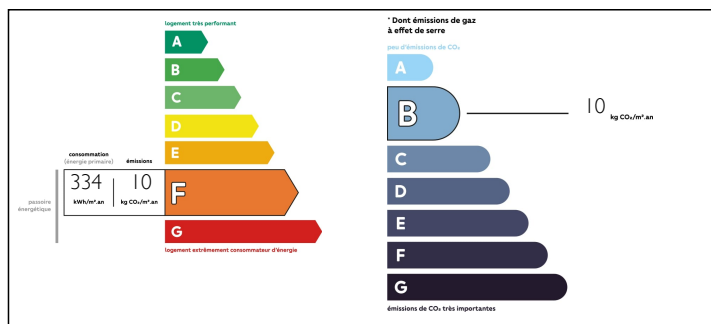
Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	600 m2

IN BRIEF

UNDER OFFER* Authentic stone built house dating back to the 1800's, renovated with care in the late 1990's. Located in the heart of Montignac Lascaux, home to the International Centre of Parietal Art - Unesco world heritage site. Centrally placed but tucked away from all the hustle and bustle of this market town. Flexible living space is arranged on 3 floors, with a large living/dining room with wood burner, fully fitted kitchen, 3 bedrooms (the master bedroom with an ensuite shower room and WC) a further separate shower room and WC and garage. The garden space is a rarity for a town centre location. There is a paved/tiled courtyard, few steps up to a salt water swimming pool and further set of metal steps leading up to the upper garden which gives breathtaking views of Montignac town. Beautifully presented, ready to move in, excellent holiday rentability or keep it for your very own pied-à-terre...



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

Entrance to the property directly onto the courtyard garden, salt water pool is located on the left and the house can be found on the right.

Stepping directly into the living room/dining room where a set of wooden spiral staircase would lead to the master bedroom, single bedroom and loft rooms.

The living room is naturally light and packs bags of character - a large stone fireplace with wood burner stove, and beautiful exposed stonework on the walls.

At the other end of this room are 2 sets of small stairs, one going down to the shower room, WC, kitchen and garage.

The other stairs leads up to bedroom 3 - double sized with built in corner storage/wardrobe.

Garden and small external storage room.

Room details and size:

Living/dining room: 30 m2 fireplace and wood burner

Kitchen: 6.4 m2 fully fitted with a range of base and wall units, induction hob, extractor, electric oven and full size dishwasher.

Master Bedroom: 20 m2. Vaulted ceilings with exposed wood beams, views onto courtyard garden and pool.

Sliding mirror door to Ensuite shower room and WC: 3.2 m2

Bedroom 2: 14.5 m2

Bedroom 3: 18.6 m2

Shower room: 3.1 m2

Garage: 21.4 m2

LOCAL TAXES

Taxe foncière: 571 EUR

NOTES