

Loft-style townhouse with high-end features in the heart of Montignac



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	181 m2
Plot Size:	1405 m2

IN BRIEF

Recent subject of a thorough renovation, this townhouse is located in the heart of Montignac, a stone's throw from the Vézère river, shops and market.

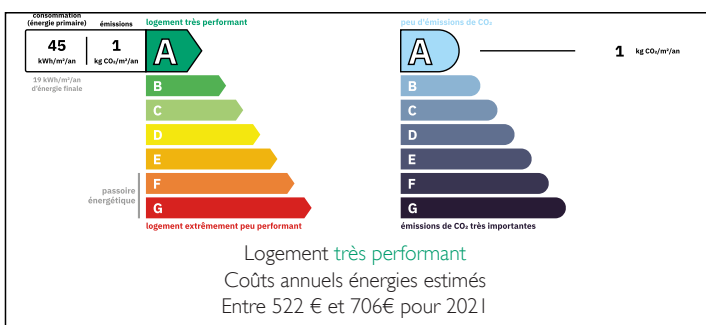
Offering five spacious bedrooms, charm full features and a large 60 m² terrace overlooking its heated swimming pool, the property combines modern comfort with the charm of a loft-style design, in a lively environment all year round.

Rare A energy rating, numerous high-quality fixtures and fittings, secure private parking and full basement.

Ideal as a main or secondary residence, this house combines elegance, energy efficiency and a prime location in the Périgord Noir.



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: 1712 EUR

NOTES

DESCRIPTION

Set in the heart of historic Montignac — famed for its vibrant market, riverside charm and proximity to the Lascaux caves — this stunning townhouse offers elegance, energy efficiency, and everyday convenience in equal measure.

Fully renovated in 2023, the property is move-in ready and perfect for a family home, stylish second residence or even a boutique holiday rental. With a highly sought-after Energy Rating A, comfort and sustainability are guaranteed.

Ground Floor

The dual staircase leads to a glass-panelled entrance lobby (7.6 m²) that sets the tone for the light-filled interior. To the left, the double aspect salon & dining room (31 m²) offers French doors opening to the rear terrace. On the right, an exceptionally large family kitchen (29.5 m²) with island unit and top-range appliances invites entertaining. The kitchen opens to a walk-in pantry (5.3 m²), cleverly housing laundry and technical systems. A WC completes this level.

First Floor

Three generously proportioned bedrooms are found here:

- A master suite (18 m²) with walk-in dressing room and a sleek ensuite (7.2 m²) with tub and walk-in shower
- A second bedroom (13.7 m²) with its own wash area and garden views
- A third bedroom (25.6 m²) with balcony access and views over the front garden and riverside
- A separate WC (1.5 m²)

Second Floor

Originally designed as a guest floor or possible independent suite, this level features:

- A spacious landing (10 m²) with all plumbing pre-installed for a kitchenette
- Two additional bedrooms (11 m² & 5.5 m²), one with interconnecting...