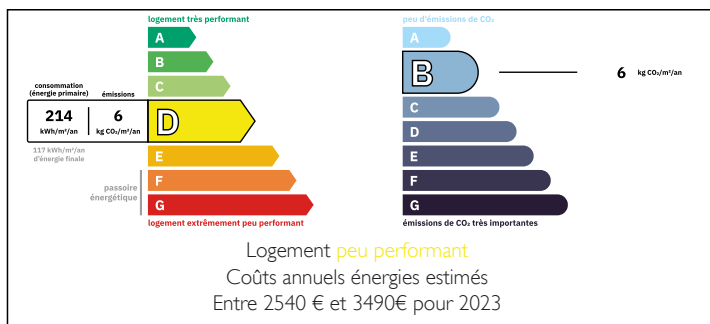


Black Périgord - Spacious Périgourdine Home with Pool, Terraces & Panoramic Views — Walk to Central Montignac



ENERGY - DPE



INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	178 m2
Plot Size:	800 m2

IN BRIEF

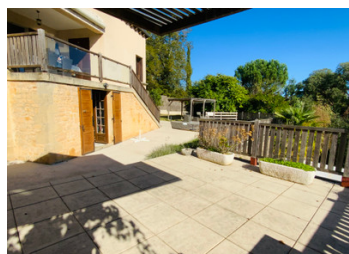
Perched on the upper heights of Montignac-Lascaux, this grand, light-filled Périgourdine blends space, comfort and proximity. Shops, cafés, schools and the vibrant weekly market are all within a pleasant stroll — yet the house enjoys privacy and far-reaching views.

Spread across three levels with five bedrooms and multiple terraces, it offers flexible living for a large family or anyone seeking a home with income potential. The lower ground floor already has plumbing in place for a summer kitchen, while the garden level opens to a decked terrace and in-ground pool — perfect for entertaining or simply soaking up the Dordogne sun.

A property that offers both space and practicality within walking distance of restaurants, shops and daily life — yet with enough elevation to enjoy sunsets and the quiet hum of village rooftops below.

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: 2700 EUR

NOTES

DESCRIPTION

Positioned for both convenience and tranquillity, this property sits in a sought-after residential lane just moments from Montignac's bustling centre — home to the famous Lascaux Caves, riverside walks, and year-round amenities.

Layout & Accommodation

Lower Ground Floor

Spacious garage/workshop – 51.3 m²

Storage area pre-plumbed for a future summer kitchen – 50.6 m²

Utility room with sink and plumbing – 14 m²

Pantry/cave – 12.6 m²

Ground Floor (Main Living Level)

Entrance lobby (5.7 m²) leading into a bright sitting/dining space (17.8 m² + 16.6 m²) with stone fireplace and wood-burning stove, plus French doors opening to both the garden and the south-facing balcony.

Fully fitted kitchen (11.2 m²) with double doors to a generous terrace and external staircase to the garden — ideal for alfresco dining.

Guest WC (1.5 m²).

Inner corridor (8.3 m²) connecting:

Bedroom 1 (13 m²) with ensuite shower (6.4 m²) + WC (1.2 m²)

Bedroom 2 (12.8 m²)

Family bathroom (4.2 m²) with bathtub

Airing cupboard (0.4 m²)

First Floor

Landing (12 m²) serving:

Bedroom 3 (16.3 m²) with dressing (3.7 m²), shower (3.4 m²) and fitted closets

Office (4.6 m²)

Separate WC (1.7 m²)

Bedroom 4 (8.6 m²)

Bedroom 5 (18 m²) with built-in closets and ensuite (4.5 m²)

Outdoor Space