

## Medieval Stone Townhouse in Historic Montignac Centre - walk to shops with garage



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Montignac          |
| Department: | Dordogne           |
| Bed:        | 1                  |
| Bath:       | 1                  |
| Floor:      | 109 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>   |



## IN BRIEF

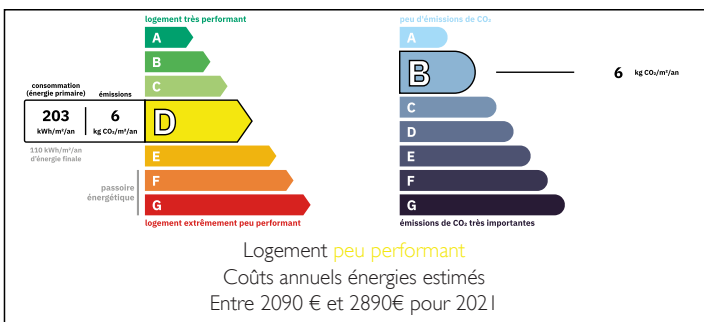
Set in the historic heart of Montignac, this medieval stone townhouse offers 109 m<sup>2</sup> of habitable space arranged over three distinctive levels, each with its own rhythm.

The layout embraces the building's character, with two generous open-plan living floors providing flexible spaces for entertaining or working from home, while the upper level is reserved for private accommodation. A small balcony off the main living floor brings in light and openness.

With no private garden, the property is perfectly suited as a lock-up-and-leave home, central base or character rental for buyers who value location, atmosphere and architectural authenticity over exterior upkeep.

An atypical Montignac townhouse with medieval bones and a layout that works effortlessly for modern, flexible living.

## 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.



## NOTES

## DESCRIPTION

### Internal Layout

#### Ground Floor

An entrance hall of approximately 6.2 m<sup>2</sup> welcomes you into the house and leads to the staircase serving the upper levels.

This floor opens into a generous open-plan living room of around 33 m<sup>2</sup>, offering flexible use as a lounge, dining or multi-purpose space.

A discreet WC (2.4 m<sup>2</sup>) is accessed from this room and houses the water tank and utility meters.

#### First Floor

A second large open-plan living area of approximately 36 m<sup>2</sup>, forming the heart of the home.

This level features a character open stone fireplace, integrated kitchen area, and doors opening onto a small balcony, bringing in natural light and a welcome sense of openness.

A separate WC completes this floor.

#### Second Floor

The upper level is dedicated to private accommodation, with a landing of approximately 4.6 m<sup>2</sup> leading to a spacious bedroom of around 20 m<sup>2</sup>, served by a bathroom of approximately 6.8 m<sup>2</sup>.

Flexible layout ideal for permanent living, a pied-à-terre or rental use

The property does not include private outdoor space, a deliberate trade-off for its central location and low-maintenance appeal. This makes it particularly well suited to buyers seeking a town base, holiday home or character investment without the responsibility of a garden.

A distinctive Montignac townhouse — medieval in spirit, practical in execution, and refreshingly honest about what it offers.

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Information about risks to which this property is exposed is available on the Géorisques website :