

Elegant and characterful property with exposed stone in Montignac-Lascaux, Périgord Noir.



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m ²
Plot Size:	0 m ²

IN BRIEF

In the heart of Montignac-Lascaux, in Périgord Noir, this property combines historic charm with modern comfort, just steps from all amenities (restaurants, shops, bakeries, post office, market...).

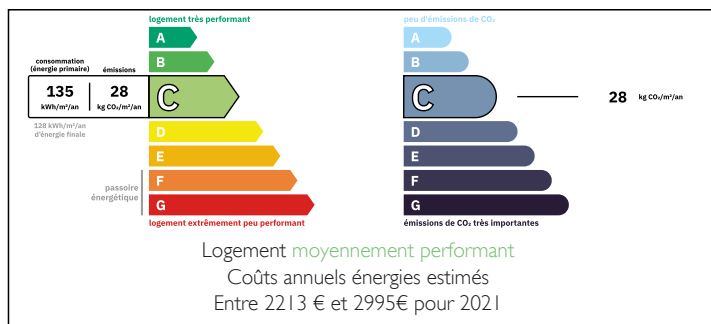
Dating from several periods, it subtly blends Renaissance style with medieval character, featuring a remarkable stone staircase and rare spacious volumes.

The large and magnificent living-dining room of 77 m², with over 3 m high ceilings, evokes the atmosphere of grand châteaux.

The warm, fully equipped kitchen of 20 m² completes this living space.

On the sleeping side, three lovely bedrooms, including a suite with a private bathroom, offer comfort and relaxation.

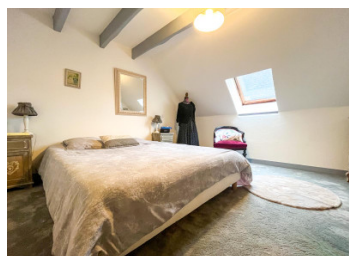
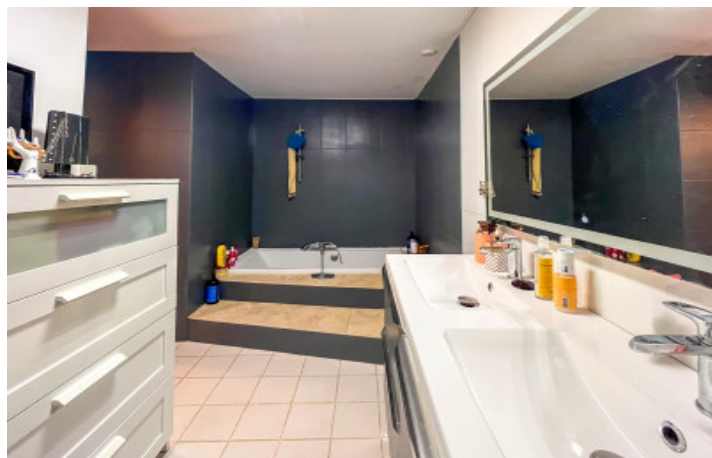
ENERGY - DPE



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.

Connected to the mains sewer



DESCRIPTION

Located in the heart of the charming town of Montignac-Lascaux, this house perfectly combines authenticity, history, and contemporary comfort.

Just steps away from restaurants, cafés, shops, bakeries, boutiques, and essential services, it offers a truly walkable lifestyle in one of Dordogne's most visited and admired villages.

The stone staircase, the centerpiece of the house, reflects its historic past, while other architectural features evoke a medieval style.

Exposed stone walls, massive beams, and generous volumes create a warm and noble atmosphere typical of beautiful Périgord homes.

Garden Level (street access):

A laundry room, a separate toilet, and direct access to the garag, a rare feature for a house in the town center.

The spacious garage, over 25 m², provides easy and secure parking with direct access to the house.

More than 60 m² of cellar space is available for storage or conversion.

First Floor:

Natural stone, ceiling height over 3 m, generous volumes.

The large living-dining room of 77 m² is the true heart of the house, with large windows and abundant natural light. This space is perfect for entertaining or relaxing with family.

Adjacent is a practical 20 m² kitchen.

A bathroom and a cozy 7 m² lounge complete this floor, ideal for reading, working from home, or enjoying a quiet tea.

Second Floor, Sleeping Area:

Divided into two sections, this floor features three spacious bedrooms, each with its own character.

LOCAL TAXES

Taxe foncière: **2700 EUR**

NOTES