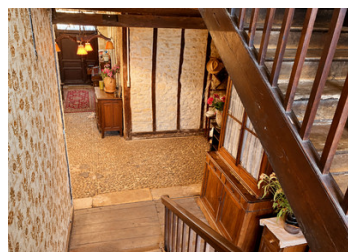


Historic Townhouse for Sale in Montignac-Lascaux with Garden & Barn



INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	316 m ²
Plot Size:	1451 m ²



IN BRIEF

Located in central Montignac, this substantial character property offers an exciting opportunity to create a distinctive home or large-scale renovation project.

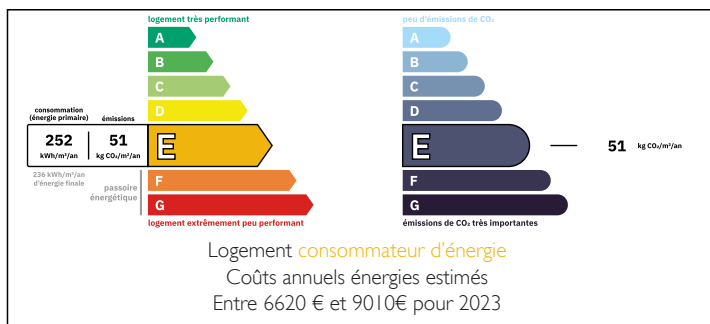
Partly dating back around 300 years, the property retains charming original features, including stone flooring and impressive volumes throughout.

The main house offers approximately 316 m² of living space over two levels, with extensive attic areas across two further levels, providing significant scope for development.

An attached stone outbuilding of approximately 150 m² over two levels adds further versatility, whether for additional accommodation, a gîte or workspace.

Set within a plot of around 1,451 m² and benefiting from rear access via a small impasse, the property

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.



LOCAL TAXES

Taxe foncière: 1717 EUR

NOTES

DESCRIPTION

Ground Floor

The ground floor retains much of the property's original character, with traditional stone flooring, fireplaces and a series of interconnected rooms offering considerable flexibility.

The main entrance hall (10.4 m²) features traditional stone flooring and leads into a reception room (12 m²), which connects to a kitchen (16.2 m²) with an open fireplace. An adjoining shower room (5.2 m²) completes this section.

An inner corridor (13.4 m² + 8 m²) provides access to further accommodation, including a spacious utility and boiler room (26 m²), also featuring a fireplace.

A particularly interesting feature is the self-contained apartment or studio area, comprising a living room (19 m²) with fireplace, a kitchen (5.5 m²), a bedroom with shower facilities (11 m²) and a separate WC (2 m²). This section benefits from double glazing and direct access to the rear garden and a large terrace, offering potential for independent accommodation.

An additional room (22.5 m²), complete with fireplace, provides further possibilities as a reception room, bedroom or workspace.

A rear hallway (12.6 m²) houses the staircase leading to the first floor.

First Floor

The first floor is arranged around a central landing (8.4 m²), with accommodation extending into two distinct wings.

East Wing

A corridor (8.4 m²) provides access to a covered