

Montaut d'Issigeac Elegant Three Bedroom Stone Country Home with Pool

EXCLUSIVE



INFORMATION

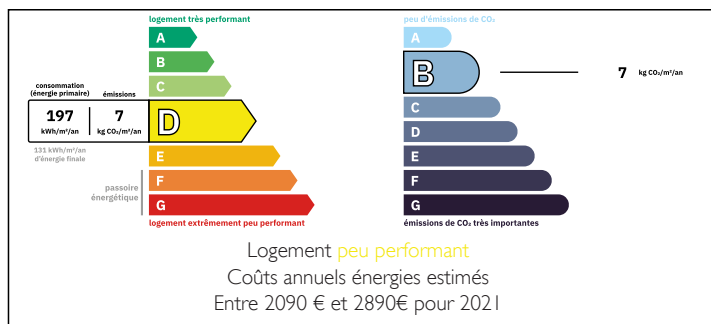
Town:	Montaut
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	2309 m2

IN BRIEF

Beautifully presented three-bedroom stone house set in landscaped gardens just 5km from the popular medieval village of Issigeac. The property offers spacious living accommodation with exposed beams, a wood-burning stove, fitted kitchen and three bedrooms, including two with en-suite facilities. Outside, the mature grounds feature a large swimming pool, extensive terraces, pool house and a charming detached stone outbuilding. Combining character, comfort and privacy, the property is ideally located for easy access to Issigeac, Bergerac and Bergerac Airport. An ideal permanent home, holiday retreat or investment opportunity in one of the Dordogne's most desirable locations.



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.



DESCRIPTION

Just 5km from the highly sought-after medieval village of Issigeac, this beautifully presented stone-built home combines Dordogne charm with modern comfort in an idyllic rural setting.

Set within mature, landscaped gardens, the property enjoys a wonderful sense of privacy and tranquillity. A sweeping gravel drive leads to the house, where traditional stone façades, elegant dormer windows and a covered terrace create immediate kerb appeal.

The ground floor offers spacious and light-filled living accommodation, including a generous sitting room with exposed beams and wood-burning stove, opening onto the terrace overlooking the gardens. The fitted kitchen is both practical and welcoming, while large windows throughout ensure excellent natural light.

Upstairs, the house provides three bedrooms, two of which benefit from their own en-suite facilities. The principal suite is particularly impressive, featuring exposed timbers and a spacious bathroom.

Outside, the property continues to impress. The beautifully maintained grounds surround a large swimming pool with extensive sun terraces, pool house and attractive planting. A detached stone outbuilding adds character and offers potential for storage, a workshop or hobby space.

Whether as a permanent residence, holiday home or rental investment, this is a rare opportunity to acquire a stylish country property within easy reach of Issigeac's renowned weekly market, restaurants and amenities, as well as Bergerac Airport.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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