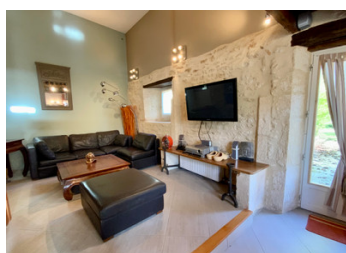


Character stone house, separate 2 bed gîte, pool, gardens+garage in the heart of Montignac-breathtaking views!

EXCLUSIVE



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	1500 m2

IN BRIEF

A true gem and not to be missed!

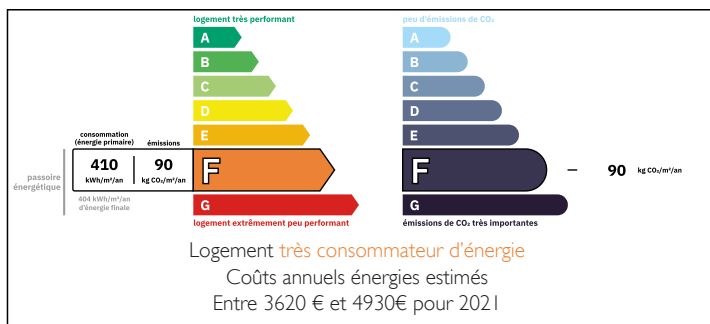
Exclusive with Leggett, contact us now as viewing is highly recommended!

Occupying one of the most desirable corners of Montignac, this house has been in the same family for over 50 years - truly special in every way!

Offering 2 houses on one large plot - One house to live in and the other to rent out in season to provide a good little income. Gated drive to the property, wrap around gardens with those amazing panoramic views of the town below, a double garage.

All this and with everything that Montignac has to offer easily accessible on foot.

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: 2555 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Occupying a corner plot, the property can be accessed from the pedestrian footpath through iron gates which steps into the side garden or via car access through double automatic gate access which drives to the back garden with a double garage.

- Main house -

Ground level:

Utility room (18.4 m²) with shower & WC (2 m²) double aspect doors, one leading to a paved terrace with spa hot tub

Upper ground level:

Entrance steps into a brightly decorated kitchen (11.6 m²) with a range of fitted cabinets, double glazed aluminium windows with view to the rear garden

Off the kitchen is a large space currently used as a dining area (3.6 m²) off this on the left hand side is the living room (30.3 m²) with fireplace feature, double aspect French doors stepping out onto the front terrace with more of those stunning views.

From the dining area, sliding doors lead to an inner lobby with fitted wardrobes, WC (2 m²) and bedroom (21.5 m²) with doors to terrace, ensuite shower room (3.2 m²)

Gîte:

Ground floor:

Entrance hall with WC (0.85 m²), immediately on the left is bedroom 1 (10.6 m²) with open wet room/shower (1.4 m²)

From the entrance hall on the right, small stairs step down to an open plan living room with fully fitted kitchen + island unit (31.5 m²), side door to patio and access to swimming pool.

Stairs from living room to upper floor

First floor:

Mezzanine space (15 m²) with WC (0.85 m²)