

Charming Stone Barn Conversion in Idyllic Hamlet Setting Near Montignac-Lascaux



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	139.2 m2
Plot Size:	1592 m2

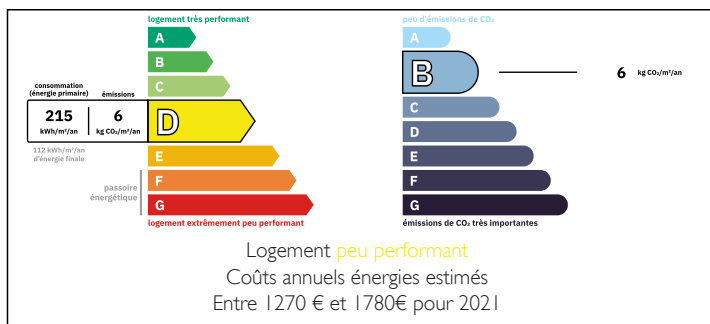
IN BRIEF

Character | Comfort | Convenience | Investment Potential

Charming restored stone barn in a peaceful hamlet near Montignac-Lascaux. This 3-bed, 2-bath home blends original features with modern comforts, including wood burner, double glazing, and open-plan living. Ideal as a holiday home, first-time buy, or investment. Low-maintenance garden, terrace, and excellent access to nearby towns and airports. A perfect Dordogne retreat full of character and potential.



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: 772 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Escape to the heart of the Dordogne with this enchanting character property, a beautifully restored stone barn that blends timeless French charm with modern-day comforts.

Nestled within a peaceful hamlet just minutes from the lively and historic town of Montignac-Lascaux, this three-bedroom home offers the rare blend of tranquility and accessibility. Enter through elegant white double metal gates into a welcoming and private space, ideal for relaxing getaways or year-round living.

Ground Floor – Warmth & Elegance

- Step into a generous entrance hall (18.1 m²) warmed by a traditional wood-burning stove—a space that sets the tone for this soul-filled home. To one side, a spacious living room (32.1 m²) with exposed stone fireplace and open-plan kitchen offers the perfect setting for entertaining or unwinding.

- Across the hall, a master suite (14 m²) with a private en-suite bathroom (8.8 m²) including bath and separate shower provides a luxurious retreat. A cloakroom (2.8 m²) and handy storage corridor (3.7 m²) complete the floor.

First Floor – Cosy Character & Flexibility

- Ascend the charming staircase to discover a light-filled landing (17.5 m²) and two further bedrooms (14.3 m² & 18.2 m²) under the eaves, perfect for children, guests, or a home office.

- A family shower room with WC (3.8 m²) adds convenience, with roof windows and blackout blinds ensuring restful nights.

Outdoor Space – French Living at Its Best

- Enjoy sun-drenched mornings on the wooden terrace, or unwind in the two larger gardens just across from the main house—ideal...