

Five-bedroom home with 2 ground-floor bedrooms, stone cottage & panoramic views in Montignac-Lascaux

EXCLUSIVE



INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	2700 m2

IN BRIEF

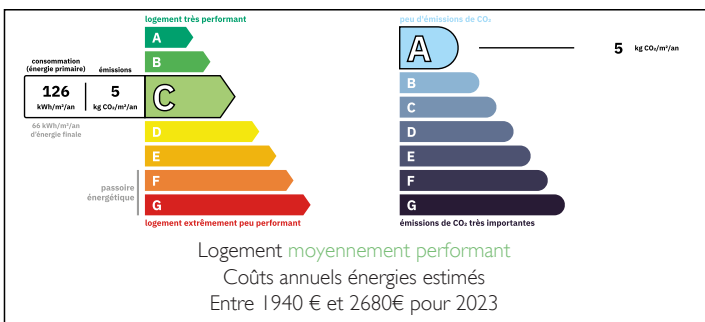
Enjoying an elevated position just minutes from the centre of Montignac-Lascaux, this spacious five-bedroom family home offers generous accommodation, beautiful panoramic countryside views and almost 3,000m² of mature gardens.

The bright dual-aspect living room opens onto a large terrace, while two ground-floor bedrooms, three first-floor bedrooms, two shower rooms and a versatile mezzanine provide flexible family living. A full basement incorporates a garage, workshop and extensive storage, complemented by a large adjoining carport.

A detached stone cottage offers exciting conversion potential (subject to the necessary permissions).

Benefiting from geothermal central heating, a heat pump, reversible air conditioning and double glazing, this is a wonderful opportunity to create a long-term

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: 2588 EUR

NOTES

DESCRIPTION

Approached via a covered entrance porch, the front door opens into a welcoming entrance hall (13.75m²), immediately revealing the generous proportions found throughout the home.

Glazed double doors lead into an impressive dual-aspect living room (58.56m²), flooded with natural light and opening directly onto a terrace of approximately 40m². Elevated above the surrounding countryside, this is a wonderful space for entertaining, family gatherings or simply enjoying the far-reaching rural views.

Adjoining the living room, the fitted kitchen (17.15m²) provides generous worktop space and storage, making it both practical and well suited to everyday family life.

The

ground floor also offers two comfortable bedrooms (12.42m² and 11.90m²), together with a shower room (4.54m²) and separate WC (2.25m²), allowing comfortable single-level living if desired.

Upstairs, the spacious mezzanine (16.96m²) creates a versatile second reception area, ideal as a reading room, home office or family lounge. Three further bedrooms (16.10m², 15.61m² and 13.05m²), a second shower room (5.53m²) and separate WC (2.31m²) complete the accommodation.

A full basement beneath the house provides extensive garage space, a workshop, utility room and excellent storage, while the adjoining carport offers covered parking for several vehicles, a campervan or a motorhome.

Outside, mature gardens of approximately 2,950m² surround the property, making full use of its elevated position and taking advantage of lovely panoramic countryside views. Established trees and lawns create a peaceful environment with ample space for gardening, relaxing and outdoor family life.

A detached stone cottage provides exciting scope