

Modern detached 4 bed house with separate 1 bed guest house , grounds and scenic location (Dordogne)



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	2765 m2

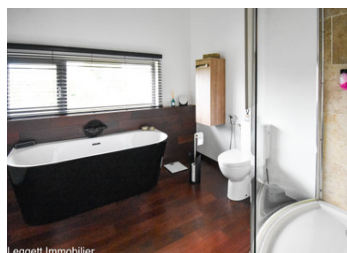
IN BRIEF

Nestled in a quiet setting in a relaxing environment, this property presents a rare opportunity for those looking for privacy and views of a bucolic landscape while enjoying good sun exposure. Excellent proximity (10ms by car) to Montignac Lascaux with its many bars ,restaurants ,shops and other facilities whilst on the threshold of the main tourist attractions of the Vézère Valley.

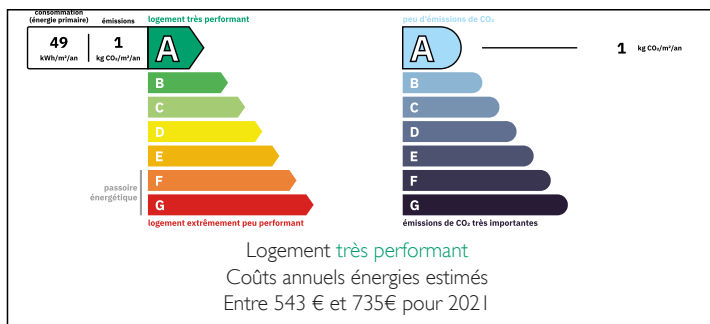
Built with attention to detail and quality materials, this house creates a luxurious, spacious and bright living space on the ground floor with an independent Guest house of equally high standing for its guests.

Upstairs 3 spacious and bright bedrooms, a dressing room, a beautiful bathroom / toilet with its contemporary bath and a shower and also a laundry room.

Built partly on a cellar, this house has reversible air conditioning on two levels, aluminum joinery with tilt and turn...



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

The ground floor opens onto main family areas with a separate entrance 12m² (approx) guest toilet and the staircase to the first floor, the living/dining room of 40m² with a fitted and fully equipped kitchen, next a work area of 7m² (approx) and a bedroom (13m² approx) ground level access.

Upstairs the sleeping area consists of three spacious bedrooms, a dressing room, a bathroom/toilet with bath and shower and a space ready to receive the laundry room (9m² approx).

Bedroom 1 - 15m² (approx)

Bedroom 2 - 15m² (approx)

Bedroom 3- 13m² (approx)

On the ground floor of the kitchen a service door opens onto a covered terrace which leads to the guest studio who will enjoy a beautiful bright bedroom/living room with beautiful bay windows, a fitted kitchen area and a shower room/wc, all with an area of approximately 28m².

Garden level access to the cellar

Outside land of 2756m² (approx) with outbuildings including a workshop and a container (storage).

Montignac Lascaux 10ms

Terrasson Lavilledieu

Bordeaux Mérignac (airport) 2hrs 10ms

Limoges (airport) 2hrs 15ms

St Léon sur Vézère 25ms

Sarlat la Caneda 35ms

LOCAL TAXES

Taxe foncière: 1764 EUR

Taxe habitation: EUR

NOTES

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