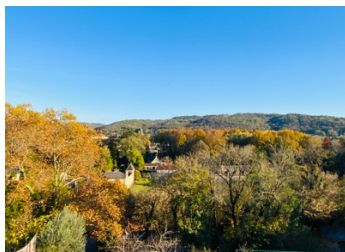


Sensational 3 bed character house with elevated views of Montignac town centre, garden+ heated pool



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	314 m2



## IN BRIEF

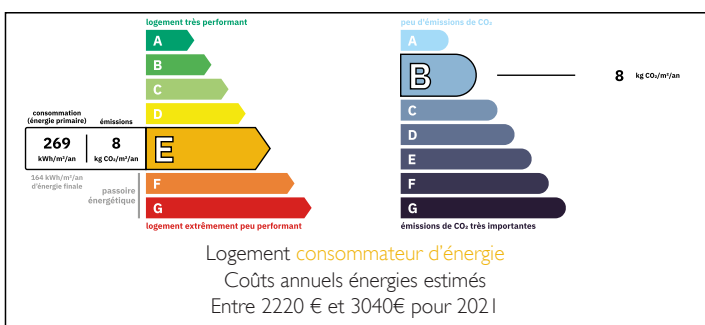
\*\*\* OFFER ACCEPTED \*\*\*

A real gem + a must see property offering a perfect balance of old and new. Tastefully refurbished to offer all the modern comforts of double glazing, pellet + wood burning stoves enveloped in exposed périgourdine warm honey coloured stone walls and exposed timber ceiling beams. And if that was not enough character, the property sits on the site of the old rose distillery of yesteryear !!

Situated on the north banks of the Vézère this house offers elevated views of Montignac-Lascaux; home to the Lascaux caves, a Unesco World heritage site - being high up there is little to no risk of flooding

The current owners have tastefully enhanced and improved the property over years resulting in a perfectly balanced town house which can be used for all year living or an ideal lock and leave...

## 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

Wrought iron double gates to a paved terrace with the main entrance to the property located on the right hand side, and a little further ahead is a stone storage cave (4 m2).

### Ground Floor:

Entrance hallway( 10.6 m2) with staircase leading to the upper floors located to the immediate right, built in under stair cupboards.

A little further down the hallway is the entrance to the living space, downstairs toilet (4.8 m2) and back door to the garden.

Open plan Kitchen/dining room (33.8 m2) with free standing pellet burner, patio doors to garden. Fully built-in kitchen with a good range of base & wall cabinets, island unit and built in appliances.

Off the kitchen is a small archway with 3 little steps that leads to the sitting room/lounge (25.8 m2) featuring a large chimney with wood burner.

Door from the living room leads to an outdoor covered wood storage area, another door leads to the downstairs utility area with plumbing (3.1 m2) and the downstairs shower room (4 m2).

### First Floor:

Stairwell (2.5 m2) with built in under stairs storage

Landing/hall (9.2 m2)

Master bedroom: (14 m2)

Family bathroom (10.2 m2) with double vanity, bath & separate shower cubicle

Dressing room (6.6 m2)

### Second Floor:

Stair well (3 m2)

Landing/hall (11.2 m2)

Bedroom 2 (14 m2)

Bedroom 3 (10 m2)

### Outside:

## LOCAL TAXES

**Taxe foncière: 1413 EUR**

**Taxe habitation: EUR**

## NOTES