

## Rare Property in the Heart of the Périgord Noir – Three Stylish Homes with Income Potential



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	303 m2
Plot Size:	2800 m2

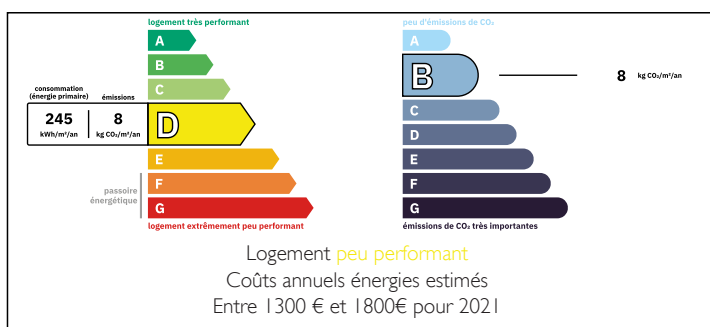
## IN BRIEF

On the peaceful edge of Montignac-Lascaux, in a setting that blends nature, history, and convenience, lies this exceptional opportunity: three independent homes, recently renovated and nestled together on a generous private plot, complete with heated pool, gardens, and private parking.

Whether you're dreaming of a lifestyle change, seeking a multi-generational retreat, or launching a profitable holiday rental business, this property delivers flexibility, comfort, and undeniable charm—all in one of France's most desirable regions.

Two of the homes are fully renovated and sold furnished, ready for immediate use or rental. The third is largely finished, with all materials included for completion, giving you the chance to add your own final touch.

## 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:	2065 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

House 1 – Charming Living with Covered Terrace  
Open-plan living room, dining area, and fully fitted kitchen: 28 m<sup>2</sup>

Bedroom: 15.6 m<sup>2</sup>

Walk-in dressing room: 4.8 m<sup>2</sup>

Shower room: 7.2 m<sup>2</sup>

Separate WC: 1.3 m<sup>2</sup>

Covered tiled terrace: 17 m<sup>2</sup>

Fully double glazed, electric heating, traditional pitched roof—perfect for year-round comfort.

House 2 – Comfortable Single-Level Living

Open-plan living room with fitted kitchen: 23 m<sup>2</sup>

Bedroom 1: 9 m<sup>2</sup>

Bedroom 2: 11.5 m<sup>2</sup>

Hallway: 6 m<sup>2</sup>

Shower room with WC: 4 m<sup>2</sup>

Covered terrace: 13 m<sup>2</sup>

Ideal for guests or as a separate rental unit. Fully double glazed, electric heating.

House 3 – Divided into Two Dwellings, Ideal for Extended Hosting

Part A – Fully Renovated with Pool Views

Ground Floor:

Spacious open-plan living/dining area with fitted kitchen: 40 m<sup>2</sup>

Bedrooms 1 & 2: 9.7 m<sup>2</sup> each

Ensuite shower rooms: 2.6 m<sup>2</sup> each

Separate WC: 1 m<sup>2</sup>

First Floor:

Landing: 7 m<sup>2</sup>

Bedrooms 3 & 4: 10.5 m<sup>2</sup> each

Ensuite shower rooms: 3 m<sup>2</sup> each

Separate WC: 1 m<sup>2</sup>

Double glazed throughout, electric heating, great natural light.

Part B – Garden Views, Needs Completion (Materials Included)

Ground Floor:

Large open-plan living room with fitted kitchen: 43 m<sup>2</sup>