

Loft style house with city garden in the center of Montignac



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	293 m2



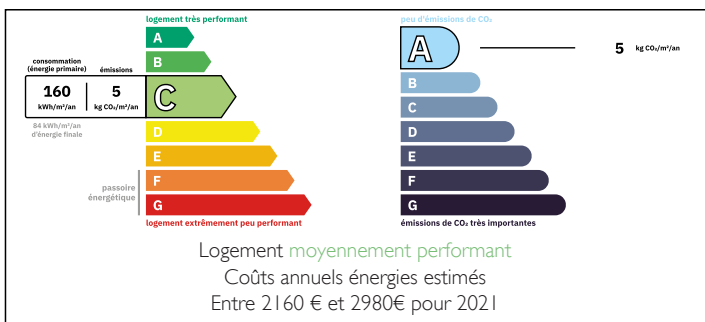
IN BRIEF

Discover this unique opportunity to live in the charming center of Montignac-Lascaux. This stunning property combines modern luxury with characteristic details, offering an extraordinary living experience with its versatile layout and sublime outdoor spaces.

2 kitchens, 2 living rooms, 5 bedrooms and 3 bathrooms, private parking and garden.

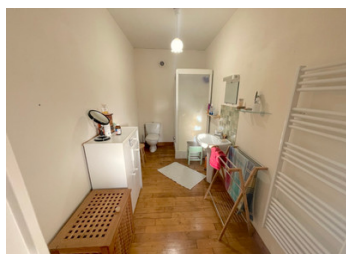
Centrally located and close to all the amenities that Montignac-Lascaux has to offer, including shops, restaurants and the famous Lascaux caves.

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

- Ground floor: Enter the house and find a spacious loft/workshop. Ideal for creatives, entrepreneurs or as additional living space, equipped with a large living area with open kitchen and shower room with toilet. On the garden side, you can enjoy a fully equipped summer kitchen and the necessary shade under the tree.

- First floor: Completely renovated and designed with care. Discover the spacious, open-plan living area with a sleek kitchen with solid finishes. The dining room and living room with wood stove blend effortlessly into each other with a convenient office area for work or study. Two spacious bedrooms offer comfort and tranquility. In addition, this floor has a bathroom with toilet and a shower room with toilet for added convenience.

- Attic floor: Perfectly used as additional living space with two additional bedrooms and a large freely divisible space. This attic, recently insulated, can easily be adapted to your wishes, whether it is a playroom, a hobby room or additional storage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES