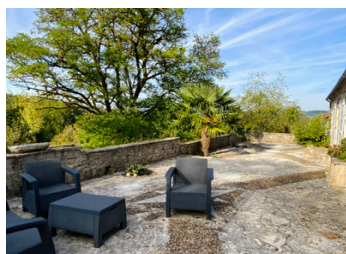


## Authentic Périgourdine Home Breathtaking Views – Permanent Residence or Idyllic Holiday Retreat near Montignac

**EXCLUSIVE**



## INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	201 m2
Plot Size:	4700 m2

## IN BRIEF

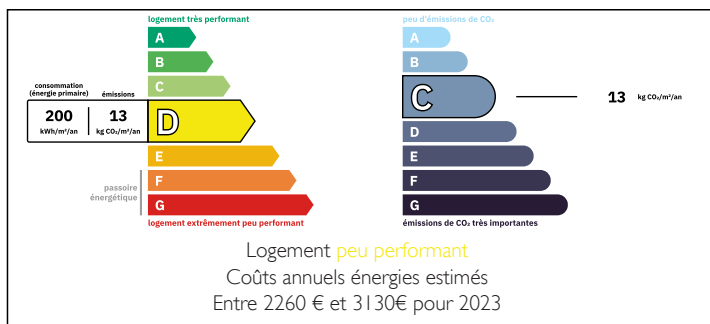
Positioned for peace and privacy in an authentic rural setting, this beautifully presented stone-built Périgourdine house offers the perfect blend of rustic charm and modern comfort. With panoramic views, mature gardens, and a true sense of tranquility, it's an ideal place to establish a new chapter—whether as a full-time residence or a peaceful holiday escape.

Surrounding you are the timeless landscapes of the Dordogne, with nearby picturesque villages, vibrant weekly markets, scenic rivers, and historic landmarks. Local amenities including bakeries, cafés, shops, and schools are within easy reach, offering a seamless balance of quiet countryside and daily convenience.

This is more than just a house—it's an invitation to a slower pace, fresh air, and a lifestyle rooted in nature and authenticity.

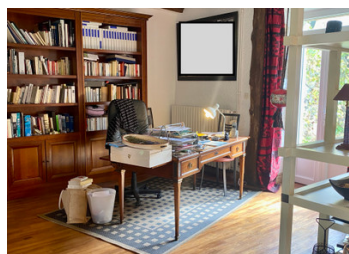
Live the Dordogne dream—peacefully, permanently,

## 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

### Interior Layout:

#### Ground Floor

- Welcoming entrance foyer (6.8 m<sup>2</sup>)
- Light-filled living room (67 m<sup>2</sup>) with a stunning fireplace and stair access
- Fully equipped kitchen (16 m<sup>2</sup>) with modern finishes and terrace access
- Pantry (4.1 m<sup>2</sup>), WC (1 m<sup>2</sup>), boiler room (8 m<sup>2</sup>), and coat/storage nook (1 m<sup>2</sup>)

#### First Floor

- Spacious hallway (20.3 m<sup>2</sup>)
- Bedroom 1 (15 m<sup>2</sup>) and Bedroom 2 (11 m<sup>2</sup>) with built-in wardrobes
- Bedroom 3 (12 m<sup>2</sup>) and Bedroom 4 (13 m<sup>2</sup>)
- Family bathroom (8.5 m<sup>2</sup>) with bathtub and WC

### Outdoors:

- Detached utility building/grange (29 m<sup>2</sup>) – ideal as a workshop, hobby space, or studio
- Stone wine cellar (9 m<sup>2</sup>)
- Double carport
- Lush garden with fruit trees and peaceful sitting areas
- Generous terrace offering uninterrupted views across the countryside

## LOCAL TAXES

**Taxe foncière:** 1385 EUR

**Taxe habitation:** EUR

## NOTES

### Technical:

Heating - PAC  
Fully double glazed  
Fibre internet

### Distances:

Montignac-Lascaux 11 km  
Terrasson-Lavilledieu 17 km  
Sarlat-la-Canéda 26 km  
Brive-Souillac Airport 40 km  
Périgueux 45 km  
Bergerac Dordogne Périgord Airport 78 km  
Limoges Airport 106 km