

Well-Proportioned 1950s Home in a Prime Yet Peaceful Location of Montignac-Lascaux



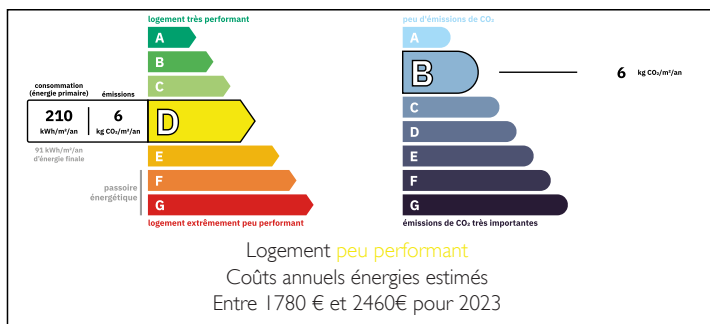
INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	828 m2

IN BRIEF

Set in a calm and tranquil position within the sought-after market town of Montignac-Lascaux, this well-maintained and deceptively spacious 1950s home offers a rare combination of privacy, practicality, and easy walkable access to the town's many amenities. With its renowned bi-weekly market, independent shops, restaurants, and lively cafés just minutes away on foot, this property presents an excellent opportunity for those seeking comfort and convenience in the heart of the Dordogne.

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: 1364 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor – Generous & Functional Living

- Entrance Lobby – 5.5 m² - Welcoming and practical, providing access to the main hallway and ground floor rooms.

- Master Bedroom – 13 m²- A bright, peaceful retreat with large double doors opening directly to a covered terrace and the rear garden, allowing for a seamless connection to the outdoors.

- Luxury Ensuite Shower Room – 6.4 m² -Equipped with a walk-in shower, WC, modern fixtures, and stylish finishes.

- Dressing Room – 6.4 m²- A dedicated and private space for clothing and storage, located adjacent to the master suite.

- Second Bedroom / Study – 12 m²- Versatile in function, this room can serve as a guest bedroom, home office, or hobby room. It benefits from an interconnecting door to the utility room, allowing for flexible layout and usage.

- Utility Room – 13 m²- Fully plumbed for washing machine use and includes a sink unit. With a patio door leading to the front of the property, this space could potentially be converted to an independent access point or studio area if required.

First Floor – Elevated Living with Light & Comfort

- Living Room – 21.6 m²- A large, inviting space enhanced with a feature pellet burner and a reversible wall-mounted air conditioning unit providing both heating and cooling for year-round comfort. Modern yet cosy, this room opens onto:

- Double-Glazed Conservatory – 8.5 m²- Flooded with natural light and ideal as a reading nook, plant room, or casual sitting area with...