

Charming Bungalow with Immense Potential in the Heart of the Périgord Noir



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	3000 m2

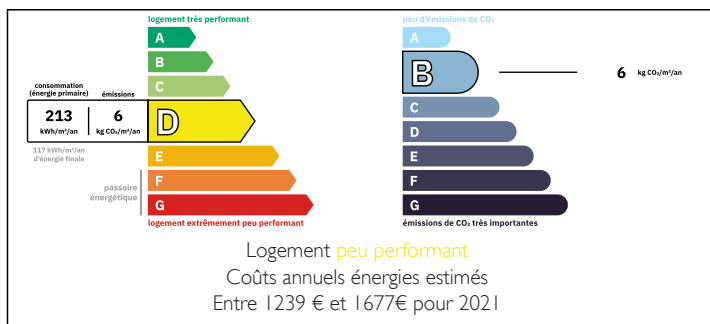
IN BRIEF

Perched in the serene heights above Montignac, in one of the most sought-after corners of the Dordogne, this detached single-level home offers an exceptional opportunity to craft your dream country retreat. Tucked away amidst mature woodlands and rolling green, the setting is peaceful and private without feeling remote—just minutes from the bustling market town of Montignac and the world-renowned Lascaux cave complex.

This character-filled bungalow is waiting to be brought back to life. It's a property with good bones and enormous promise—ideal for anyone looking to restore and reimagine a traditional French home in an area steeped in natural beauty and history.

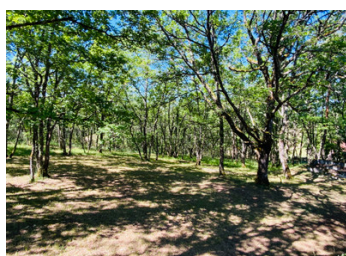
This is more than a home—it's a canvas with soul. Whether you're searching for a peaceful permanent residence, a holiday getaway, or a renovation project with value-adding potential, this property offers a

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:	2216 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Step inside to discover a generously sized living room (48.5 m²) featuring a rustic stone fireplace with a wood-burning insert—perfect for cozy evenings. The bright conservatory (23.5 m²) opens onto a wraparound garden and offers a sun-drenched space to relax or entertain. A country-style kitchen with solid wood cabinetry leads off from the living room, complemented by two well-proportioned bedrooms and a bathroom with a separate WC.

The property sits above a full-size basement (approx. 45 m²) currently used as a garage and utility space—with its own pantry and water supply, this area presents an excellent opportunity for conversion into a self-contained apartment (subject to permissions). There's also a large attic that could be transformed into additional living space.

Outside, the garden surrounds the home and features two terraces, mature trees, and a large rainwater collection system. The space is fully enclosed—perfect for pets, gardening, or simply enjoying the peaceful atmosphere.

Key Features:

- One-level living with 2 bedrooms, spacious lounge, and conservatory
- Full basement with utility and storage—ideal for future development
- Expansive attic space for potential conversion
- Enclosed wrap around garden with patios and mature plantings
- Double-glazed windows and traditional wooden shutters
- Quiet, elevated location just minutes from Montignac's shops and restaurants

** All measurements are approximate **

Technical:

Double glazing, wood conservatory closing outside shutters