

Beautifully renovated stone townhouse in Montignac-Lascaux — walk to cafés, market & river



EXCLUSIVE

## INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	76 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



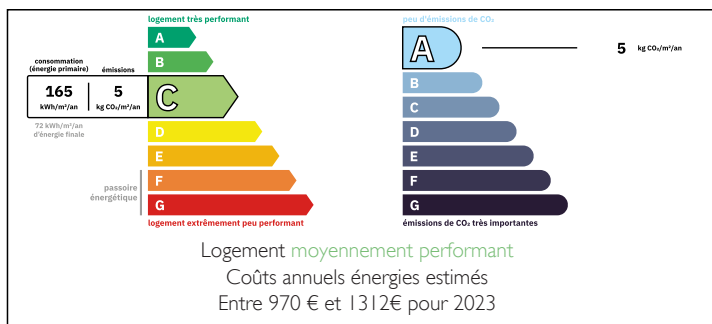
## IN BRIEF

Freshly reintroduced to the market after a short pause, this beautifully renovated stone townhouse sits on an elevated street just a short walk from cafés, restaurants, and shops in Montignac-Lascaux.

Blending period character with modern comfort, it features exposed stone walls, wooden beams, and a welcoming open-plan living area with fireplace. Two comfortable bedrooms and a sleek shower room make it ideal as a full-time home, stylish pied-à-terre, or investment property.

Fibre internet, mains drainage, and easy parking nearby ensure low-maintenance living in one of the Dordogne's most desirable — and flood-safe — towns, offering charm, practicality, and peace of mind in equal measure.

## 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: 536 EUR**

## NOTES

## DESCRIPTION

Spread across two floors plus insulated attic.

### Ground floor

Open-plan living and dining room (approx. 22.8 m<sup>2</sup>) with exposed stone walls and fireplace

Fitted kitchen (8.8 m<sup>2</sup>)

Pantry/utility room (3.1 m<sup>2</sup>)

WC

### First floor

Landing (5.6 m<sup>2</sup>)

Bedroom 1 (12 m<sup>2</sup>)

Bedroom 2 (10.4 m<sup>2</sup>) with built-in wardrobe

Shower room (6 m<sup>2</sup>) with double vanity and WC

### Attic

Insulated and accessible; potential for conversion (subject to consent)

### Services

Heating: electric

Hot water: electric

Drainage: mains

Internet: fibre-ready

### Location

Located on a calm, elevated street in central Montignac-Lascaux, within walking distance of cafés, shops, restaurants, and weekly market. The property sits outside any flood-risk zone, offering secure, convenient living in a lively riverside town renowned for its prehistoric caves and year-round appeal.

All measurements are approximate.

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