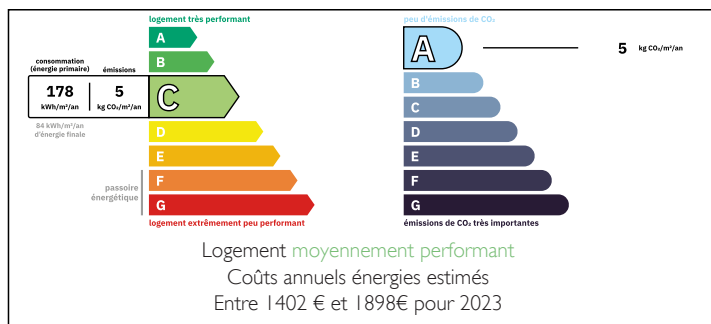


Charming Character Home Just Steps from Lascaux



ENERGY - DPE



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	487 m2

IN BRIEF

In the heart of the Périgord Noir, located in the center of Montignac-Lascaux, this beautifully renovated village house combines the charm of the old with modern comfort.

With no work needed, it welcomes you with a bright and cozy living space, an open-plan kitchen, a utility room, and three upstairs bedrooms with built-in wardrobes and a dressing room.

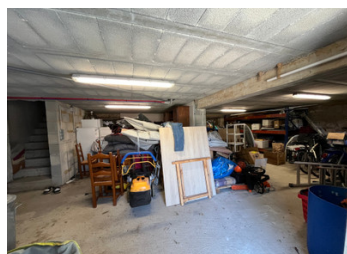
The spacious basement offers numerous possibilities for conversion.

Outside, a pleasant garden adds to the appeal of the property.

Within walking distance of all amenities and just 20 minutes from Sarlat-la-Canéda, this home is perfect for a peaceful life in the Périgord Noir

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: 1019 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the charming village of Montignac-Lascaux, this stunning character home invites you to move in with no renovation needed.

Located just steps from shops, schools, local services, and the world-famous Lascaux caves, the house enjoys a prime location combining peace, convenience, and accessibility. In just 20 minutes, you can reach the magnificent medieval town of Sarlat-la-Canéda.

From the moment you step inside, you'll be captivated by the authenticity and quality renovation of the property. The ground floor reveals a bright and spacious 50 m² living area combining a lounge, dining space, and open kitchen in a warm, welcoming atmosphere. The materials and generous volumes create a modern yet cozy feeling. A practical pantry and a separate toilet complete this level.

Upstairs, the landing leads to three beautiful bedrooms ranging from 8 to 11 m², all with built-in storage, including one with a large adjoining walk-in closet. A well-appointed bathroom with a bathtub, walk-in shower, and toilet adds to the comfort of this thoughtfully designed night area.

The spacious basement is an added bonus, perfect as a workshop, game room, storage area, or even an additional living space depending on your needs.

Technically and structurally, the home is fully equipped for optimal comfort: electric underfloor heating on the ground floor, a pellet stove for soft, even warmth, auxiliary heating in the bedrooms, double-glazed windows, a recently replaced water heater, roof and framework redone in 2017, insulated attic and walls, and connection to mains drainage.

Outside, the 487 m² plot is...