

Authentic Stone Property in Montignac-Lascaux – Ideal for Live/Work or Dual Use



INFORMATION

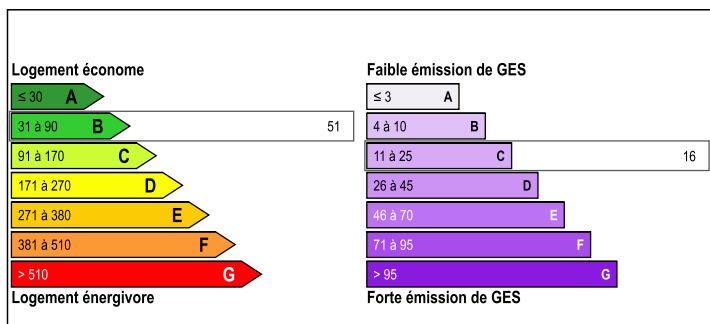
Town:	Montignac
Department:	Dordogne
Bed:	0
Bath:	1
Floor:	111.6 m ²
Plot Size:	0 m ²



IN BRIEF

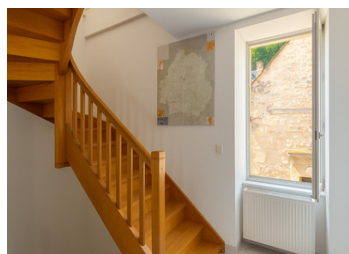
A rare opportunity to acquire a versatile three-level stone property in the heart of Montignac-Lascaux. Offering approx. 111.6 m² of flexible internal space and dual street-facing entrances, the structure may suit conversion into two separate residential or mixed-use units (subject to planning). The ground floor features a welcoming salon with open fireplace and exposed stone wall, plus a WC and staircase. The 43 m² second floor is open-plan and filled with natural light, with water points in place for a kitchenette. The 27 m² top floor has plumbing prepared for a bathroom and WC. The entire property is double-glazed, internally insulated (except for feature walls), and serviced by mains gas for hot water and heating. With a C energy rating, this property is ideal for investors, small business owners, or those seeking a home in Montignac's vibrant historic centre.

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

This character-filled stone property is ideally situated in the heart of Montignac-Lascaux, just steps from shops, markets, the Vézère river, and world-famous Lascaux heritage sites. Offering exceptional flexibility across three levels, it represents a compelling opportunity for investors or those seeking a central town residence or workspace.

Ground Floor (~41.6 m²):

Accessed via two independent entrances, one on each side of the property—ideal for those exploring subdivision (subject to planning permission). Enter into a spacious salon with a working open fireplace and an original exposed stone wall, offering instant character and warmth. A connecting hallway includes a WC and leads to the internal staircase.

First Floor (~43 m²):

An open-plan space with abundant natural light thanks to multiple windows. Currently used as an office area, this level features a movable kitchenette unit, water access points, and ample room for configuring a studio, open-plan living, or a professional workspace.

Second Floor (~27 m²):

This top-level area is already plumbed for a bathroom and WC, streamlining the process of installing an en-suite or full bathroom. With appropriate permissions, it could become a private bedroom suite, studio apartment, or secondary office.

Technical & Efficiency Notes:

Internal insulation throughout (except for preserved stone feature walls)

Double-glazed windows on all levels

Mains gas for central heating and hot water

Energy rating: C – efficient and ready for use

Solid construction with high ceilings and natural charm

LOCAL TAXES

Taxe foncière: 1050 EUR

Taxe habitation: EUR

NOTES