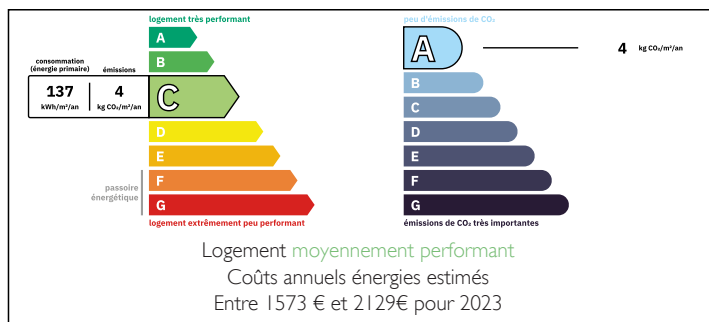


Black Périgord- Spacious Family Home with Sunny Terrace & Hidden Garden Oasis-Walk to Shops, Schools & Lascaux



ENERGY - DPE



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	154 m2
Plot Size:	1178 m2

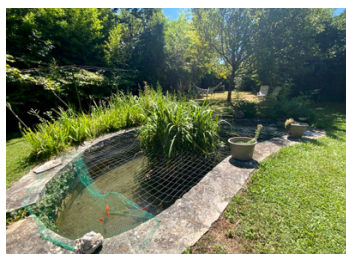
IN BRIEF

Ideally positioned on a central avenue just moments from the shops, schools, and cafés of Montignac, this solidly built 1960s home offers space, privacy, and flexibility in one of the Dordogne's most vibrant towns.

Set over three levels and facing southwest, the layout includes four bedrooms plus a flexible reception room with fireplace and terrace access—perfect as a fifth bedroom, home office, or second lounge. Upstairs are two further loft rooms: one could be a sixth bedroom, the other (accessed via bedroom 3) is ideal as an en suite or dressing room. Outside, beautifully landscaped gardens and a sunny front terrace create a peaceful retreat. The full lower-ground floor features a summer kitchen, garage, and cellar—ideal for conversion. Modern upgrades include double glazing, electric shutters, heat pump, and mains drainage.

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:	2500 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Ground Floor – Bright & Spacious

A welcoming entrance (6.6 m²) opens into a generous 30.5 m² living/dining room with elegant arch details and natural light. A 5.2 m² corridor leads to two bedrooms (9.5 m² and 13.6 m²), a stylish shower room with floor-to-ceiling storage, and a separate WC.

The 11 m² kitchen, fitted with pale blue cabinetry and Delft-style tiles, flows seamlessly into the main living areas. A spacious second reception room (16.5 m²) with a stone fireplace and French doors opening onto the sunny front terrace could equally serve as a cosy lounge, home office, or fifth bedroom.

Upstairs – Space to Grow

The 9.8 m² landing (with built-in cupboards) leads to two further bedrooms (17.5 m² and 12.4 m²), a second shower room, and a separate WC. Two bedrooms and 2 attic rooms offer flexible options: one (6.4 m²) is accessed via bedroom 3—ideal as a dressing room or en suite—while the other (19 m²) could become a studio, office, or sixth bedroom.

Lower Ground Floor – Endless Potential

Internally accessed via the kitchen or garage, the sous-sol level boasts a summer kitchen (14.2 m²), utility room (14.5 m²), storage room/workshop (13.4 m²), and a cool, gravel-floored cellar (38 m²) for food or wine storage. The 25 m² garage with folding doors could easily be incorporated into a self-contained apartment (subject to planning)—a dream setup for extended family or holiday rental income.

Outdoor Living – Hidden Oasis

The 1200 m² garden wraps around the house and features mature...