

## Black Périgord - Spacious 4-Bedroom Home, Large Garden & Garage – Walk-to-Town, Quiet Quarter Montignac



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	204 m <sup>2</sup>
Plot Size:	2479 m <sup>2</sup>

## IN BRIEF

Located in a serene residential quarter just a short stroll from Montignac's vibrant centre, this 4-bedroom family home offers the perfect mix of peace and convenience.

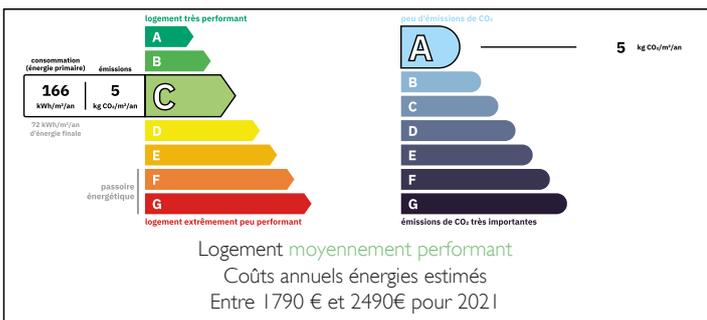
With two bedrooms on the ground floor, including a master with direct garden access, it's ideally suited for single-level living — a rare and highly sought-after feature. The layout also includes a bright living room with conservatory, a fitted kitchen with utility, and upstairs two further bedrooms plus a vast 37.5 m<sup>2</sup> office/hobby space.

Outside, the 2479 m<sup>2</sup> wrap-around garden is private and welcoming, with a fenced vegetable plot, mature trees and two wooden chalets.

Comfort is assured with energy rating C, double glazing, mains drainage, fibre internet, reversible air conditioning downstairs and electric heating upstairs.

A spacious, efficient and versatile family home in one of Montignac's most desirable settings.

## 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: 1914 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Beautiful 4-bedroom home combines modern comfort with generous indoor and outdoor space. The property presents beautifully from the lane, with its pitched roof, dormer windows, and shutters in a warm berry tone. A wide driveway behind electric gates offers ample parking and leads to the attached 30 m<sup>2</sup> garage with double doors.

### Ground Floor

Large 21 m<sup>2</sup> entrance hall leading into a 33.5 m<sup>2</sup> living room with French doors to the terrace and sliding doors to a 17.3 m<sup>2</sup> lean-to conservatory/breakfast room.

13.3 m<sup>2</sup> fitted kitchen with French doors to the garden, plus adjoining 5.4 m<sup>2</sup> utility room with laundry plumbing and hot water tank.

Master bedroom (15.2 m<sup>2</sup>) with built-in wardrobes and French doors to the garden – an ideal ground-floor suite for single-level living.

Second bedroom (9.3 m<sup>2</sup>).

Family bathroom (9 m<sup>2</sup>) with bath, walk-in shower and double vanity, plus separate WC (1.6 m<sup>2</sup>).

Direct access to the 30 m<sup>2</sup> garage.

### First Floor (with eaves character)

Landing (4.1 m<sup>2</sup>).

Bedroom 3 (16.6 m<sup>2</sup>) with 3.6 m<sup>2</sup> dressing room.

Large 37.5 m<sup>2</sup> office/hobby space interconnecting with Bedroom 4 (9.2 m<sup>2</sup>).

Shower room (5.5 m<sup>2</sup>) and separate WC.

### Outside

2479 m<sup>2</sup> wrap-around garden with sweeping lawns and mature trees.

Fully fenced vegetable garden.

Two wooden chalets/outbuildings (11 m<sup>2</sup> + 10 m<sup>2</sup>).

Secure electric double gates.

### Technical Details

Energy rating C

Double glazing

Mains drainage

Fibre internet