

In Montignac-Lascaux, with shops nearby, charming contemporary house with garage.



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	995 m2

## IN BRIEF

Ideally located in Montignac-Lascaux, in the heart of the Périgord Noir, this home offers a rare living environment in the town center, with shops and amenities all within walking distance.

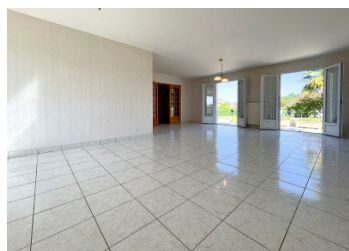
Built in the late 1990s, it stands out for its modern comfort: three bedrooms with built-in storage, a spacious and bright living room opening onto a large terrace, an independent kitchen, a functional shower room, and convenient single-level access.

Fully enclosed, the property features a pleasant garden, a well, a water softener, and efficient double glazing. In the basement, a large double garage accessible through two entrances, one with an electric door, adds an exceptional advantage.

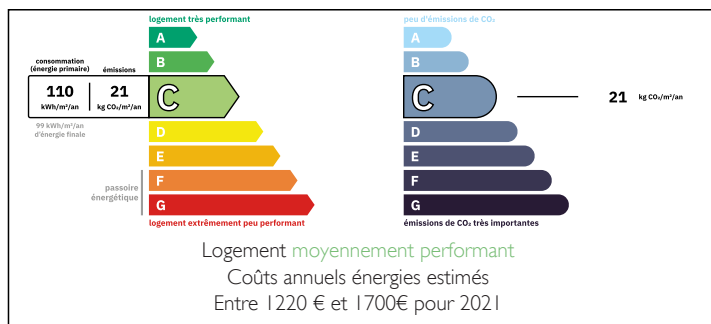
Mains gas heating, reinforced insulation, connection to the public sewer system, and the absence of any work required make this house a turnkey property,

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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.



## ENERGY - DPE





## DESCRIPTION

In the heart of Montignac-Lascaux, a charming town in the Périgord Noir renowned worldwide for its UNESCO-listed prehistoric caves and exceptional heritage, this house perfectly combines modern comfort, a privileged location, and solid construction quality.

Nestled right in the town center, the property enjoys a rare location that allows you to fully experience Montignac's lifestyle. Everything is within walking distance: local shops, bakery, banks, services, schools, restaurants... An ideal setting for those who value everyday convenience while living in a lively town steeped in history.

Built just before the year 2000, the home was designed with comfort and functionality in mind. After just a few exterior steps, you enter a warm and bright single-level house.

**Bedrooms:** three attractive bedrooms of around 10 to 12 m<sup>2</sup>, each with built-in wardrobes, provide comfortable and well-optimized sleeping areas. Their balanced size makes them suitable for family bedrooms, a home office, or guest rooms.

**Living room:** the centerpiece of the house, the spacious lounge-dining room impresses with its light and generous volume of over 40 m<sup>2</sup>. With direct access to a large outdoor terrace, it is perfect for entertaining family and friends or simply relaxing.

**Kitchen:** independent and fully functional, offering a pleasant space to prepare meals and enjoy everyday dining.

**Shower room:** spacious, with a comfortable 90x90 cm shower and generous dimensions that make it easy for family use.

The interior has been meticulously maintained and requires no renovation. The electrical installation is up to standard, and the house benefits from modern

## LOCAL TAXES

**Taxe foncière:** 1880 EUR

**Taxe habitation:** EUR

## NOTES