

Black Périgord - Spacious Périgourdine Home with Pool, Terraces & Panoramic Views — Walk to Central Montignac



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	178 m2
Plot Size:	800 m2

IN BRIEF

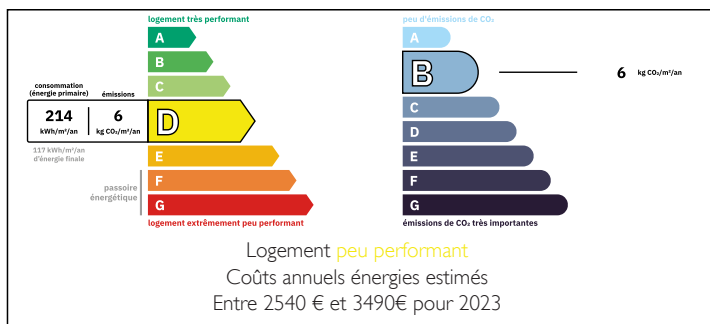
Perched on the upper heights of Montignac-Lascaux, this grand, light-filled Périgourdine blends space, comfort and proximity. Shops, cafés, schools and the vibrant weekly market are all within a pleasant stroll — yet the house enjoys privacy and far-reaching views.

Spread across three levels with five bedrooms and multiple terraces, it offers flexible living for a large family or anyone seeking a home with income potential. The lower ground floor already has plumbing in place for a summer kitchen, while the garden level opens to a decked terrace and in-ground pool — perfect for entertaining or simply soaking up the Dordogne sun.

A property that offers both space and practicality within walking distance of restaurants, shops and daily life — yet with enough elevation to enjoy sunsets and the quiet hum of village rooftops below.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Positioned for both convenience and tranquillity, this property sits in a sought-after residential lane just moments from Montignac's bustling centre — home to the famous Lascaux Caves, riverside walks, and year-round amenities.

Layout & Accommodation

Lower Ground Floor

Spacious garage/workshop – 51.3 m²

Storage area pre-plumbed for a future summer kitchen – 50.6 m²

Utility room with sink and plumbing – 14 m²

Pantry/cave – 12.6 m²

Ground Floor (Main Living Level)

Entrance lobby (5.7 m²) leading into a bright sitting/dining space (17.8 m² + 16.6 m²) with stone fireplace and wood-burning stove, plus French doors opening to both the garden and the south-facing balcony.

Fully fitted kitchen (11.2 m²) with double doors to a generous terrace and external staircase to the garden — ideal for alfresco dining.

Guest WC (1.5 m²).

Inner corridor (8.3 m²) connecting:

Bedroom 1 (13 m²) with ensuite shower (6.4 m²) + WC (1.2 m²)

Bedroom 2 (12.8 m²)

Family bathroom (4.2 m²) with bathtub

Airing cupboard (0.4 m²)

First Floor

Landing (12 m²) serving:

Bedroom 3 (16.3 m²) with dressing (3.7 m²), shower (3.4 m²) and fitted closets

Office (4.6 m²)

Separate WC (1.7 m²)

Bedroom 4 (8.6 m²)

Bedroom 5 (18 m²) with built-in closets and ensuite (4.5 m²)

Outdoor Space