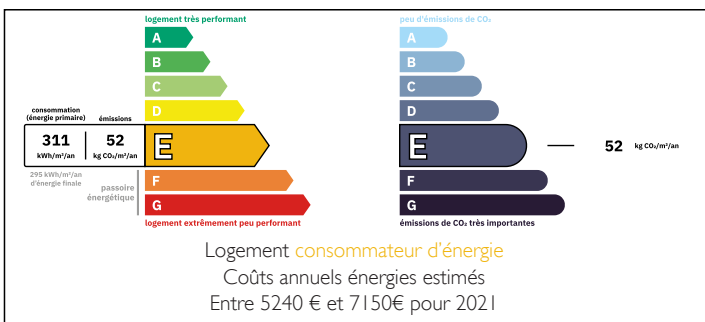


Character home with guest house & panoramic views



ENERGY - DPE



INFORMATION

Town:	Montagnier
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	208 m2
Plot Size:	5355 m2

IN BRIEF

Situated in the charming village of Montagnier, in the north of the Dordogne, this character property enjoys a privileged position with beautiful views across the valley.

Within walking distance, the village offers a well-regarded bakery and restaurant, while the nearby town of Tocane-Saint-Apre provides further amenities.

Accessed via automatic gates, a driveway leads down to both the main house and the independent guest house (gîte), each with their own garage beneath. The established garden creates a peaceful, countryside feel despite being located within a village setting.

While the property would benefit from some modernisation, it offers space, flexibility, and charm, making it ideal as a main residence with guest

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

Ground Floor

You enter into a central hallway (11.9m²) which provides access to all main rooms.

- Living Room (37.9m²): A generous and bright space featuring an insert fireplace, two sets of French doors opening onto the terrace, and direct access to the summer room. A staircase leads to the upper floor.
- Kitchen (11.8m²): Fitted kitchen with oven, gas and halogen hobs, and integrated fridge/freezer.
- Bedroom 3 (11.9m²): With French doors to the terrace and built-in storage.
- Bedroom 4 (12.8m²): Also with terrace access and integrated storage.
- Shower Room (6.4m²): Walk-in shower, bidet, double sinks, and heated towel rail.
- Separate WC (1.7m²)

From the living room:

- Summer Room (19.8m²): Fully double-glazed with electric shutters, offering an additional reception space with access to both the terrace and the rear of the property.

First Floor

- Landing / Reading Nook (2.9m²): A cosy space with its own radiator.
- Hallway (10.1m²) with built-in storage.
- Bedroom 1 (14.9m²): With uninterrupted views to the rear, leading to a dressing room (8.7m²) which could be reconfigured to create an en-suite.
- Bedroom 2 (13.8m²): Also enjoying open countryside views.
- Shower Room (4.1m²): With shower, bidet, sink, heated towel rail and radiator.
- Separate WC (1.1m²)

Guest House / Gîte

Full of character with exposed stone walls, the gîte offers independent accommodation:

- Living Room / Kitchen (28.6m²): With insert fire,

LOCAL TAXES

Taxe foncière: 1662 EUR

NOTES