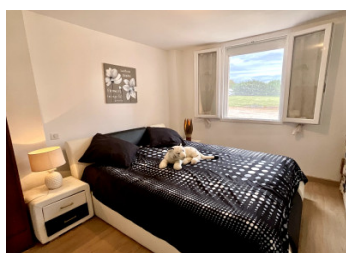


Beautiful Single-Storey Home with Character, 3 beds, gardens & B Energy Rating near Montignac-Lascaux



INFORMATION

Town:	Thonac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	1699 m2



IN BRIEF

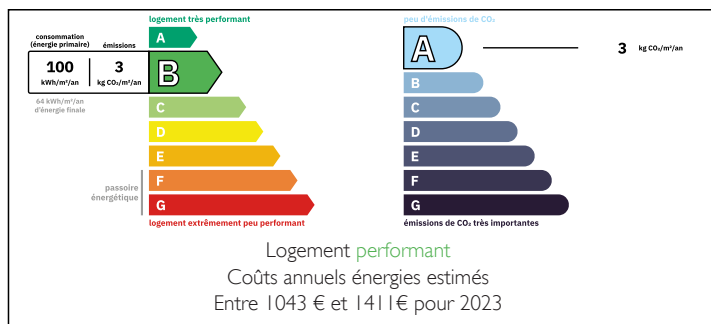
Ideally situated between Montignac-Lascaux and the picturesque village of Saint-Léon-sur-Vézère, this attractive stone-clad home combines the warmth and character of a traditional Dordogne property with the comfort, efficiency and practicality of modern living.

Set behind automatic sliding gates within enclosed grounds with generous gardens and swimming pool potential (subject to the necessary permissions), the property enjoys a peaceful setting while remaining close to shops, restaurants and some of the region's most celebrated attractions.

Designed for comfortable single-level living, the home centres around an impressive 43 m² vaulted living room featuring exposed beams, stone feature walls, large glazed openings. A spacious kitchen with walk-in pantry, three bedrooms, garage with mezzanine, workshop and tiled carport complete this highly practical property.

Benefiting from an excellent B energy rating, this

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: 1187 EUR

NOTES

DESCRIPTION

Located between the vibrant market town of Montignac-Lascaux and the picturesque riverside village of Saint-Léon-sur-Vézère, this beautifully presented single-storey home enjoys an enviable position in the heart of the Périgord Noir.

Approached via automatic sliding gates, the property sits comfortably within its enclosed grounds, with generous gardens extending to the front of the house. The outdoor space provides ample room for family life, entertaining, gardening or the installation of a swimming pool, subject to the necessary permissions.

Designed for comfortable single-level living, the accommodation centres around a superb vaulted salon of approximately 43.5 m². Exposed timber beams, stone feature walls, a wood-burning stove and large sliding doors combine to create a bright and welcoming living space that feels both spacious and warm throughout the seasons.

The adjoining kitchen measures approximately 4.44 m x 3.80 m and offers ample room for cooking and dining, while a practical walk-in pantry/cellier of approximately 1.76 m x 3.85 m provides valuable additional storage and utility space.

The sleeping accommodation occupies a separate wing and comprises:

- Bedroom 1 – approximately 3.30 m x 3.40 m
- Bedroom 2 – approximately 4.20 m x 3.33 m
- Bedroom 3 – approximately 3.26 m x 4.60 m
- Family bathroom
- Independent WC

Further enhancing the property is a garage with mezzanine storage measuring approximately 6.55 m x 3.94 m, an attached workshop of approximately 3.75 m x 1.92 m and a tiled carport measuring approximately 4.80 m x 3.75 m, providing excellent storage, hobby space and sheltered parking.

Technical Features

- ...