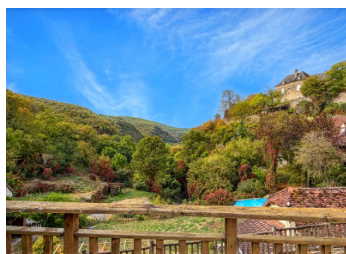


A Characterful 5 bedrooms Family Home in Medieval village with Views over the Dordogne Valley



INFORMATION

Town:	Montvalent
Department:	Lot
Bed:	5
Bath:	3
Floor:	195 m2
Plot Size:	917 m2

IN BRIEF

Located in the heart of Montvalent, a small historic village in the Lot, perched above the meandering Dordogne between Martel and Rocamadour, this spacious family home of 200 m² combines the authenticity of its historic origins with the comfort of modern amenities.

Built of stone, this elegant 5 bedrooms property enjoys magnificent views over the remains of the medieval fortifications and the Dordogne Valley. Its picturesque tower, standing in the garden, is a reminder of the centuries of history surrounding this remarkable setting.

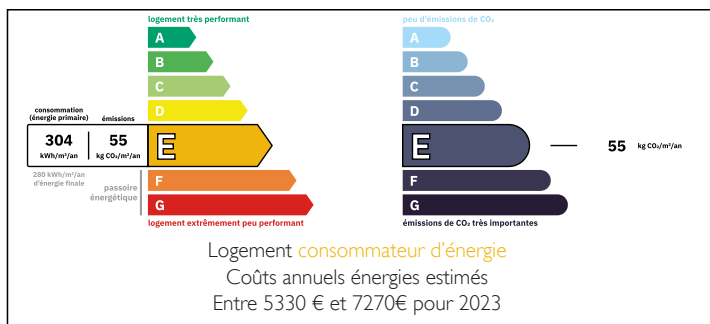
With its bright kitchen opening onto the garden and its impressive double-height living room of over 60 m², opening onto the garden and terrace, this is an ideal home for a large family.

The house offers five bedrooms arranged in two

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.

ENERGY - DPE





DESCRIPTION

Located in the heart of Montvalent, a small village steeped in history and overlooking the meanders of the Dordogne between Martel and Rocamadour, this spacious family home of over 200 m² combines the authenticity of the Past with the comfort of modern amenities.

The foundations of this house date back to the 13th century. With its tower, probably once used as a watchtower, and its views over the castle ruins and the former church of Saint-Christophe, an emblem of the local heritage, the property offers a remarkable setting.

Built in an L-shape, with two separate entrances, the house lends itself equally well to family living or to a bed and breakfast project.

The entrance leads on one side to a spacious 60 m² double-height living room, opening onto the garden and terrace, with views over the village, the castle, the church and the meandering Dordogne. Below this living room are three large, bright bedrooms, a bathroom and a separate WC.

On the other side of the entrance is a modern, fully equipped kitchen, together with several utility rooms and storage areas. Above, a lovely master suite benefits from its own shower room, while under the eaves there is a guest bedroom and an attic.

The garden is typical of the village gardens we have in the Lot, with several levels framed by stone walls, creating a variety of atmospheres and outdoor living spaces to enjoy throughout the day. And always present: the central watchtower, with views over the castle...

LOCAL TAXES

Taxe foncière: 786 EUR

NOTES