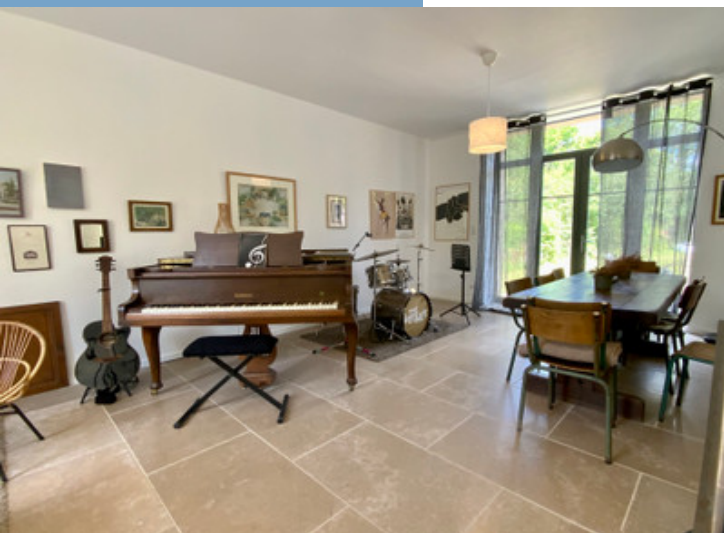




IMPRESSIVE FULLY RENOVATED TO A  
SPECTACULAR STANDARD MAISON DE MAÎTRE  
IN THE HEART OF MONTIGNAC LASCAUX.



IMPRESSIVE FULLY  
RENOVATED TO A  
SPECTACULAR STANDARD  
MAISON DE MAÎTRE IN  
THE HEART OF  
MONTIGNAC LAS...



PROPERTY FACT FILE	
REFERENCE	A23702VIR24
PRICE	€ 550,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	181 m <sup>2</sup>
LAND	1400 m <sup>2</sup>
TOWN	Montignac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- Central Town location, amenities on foot
- Beautifully designed & expertly renovated
- Double glazing, heat pump - A rating Energy
- Large gardens, salt water heated pool by heat pump
- Maison de Maître of grand proportions

IMPRESSIVE FULLY  
RENOVATED TO A  
SPECTACULAR  
STANDARD MAISON DE  
MAÎTRE IN THE HEART OF  
MONTIGNAC LAS...

Ref : A23702VIR24

Set your suitcases down in this stunning town house!!

Completely renovated in 2023 to the highest of standards, this house is energy rated "A".

## DESCRIPTIF

Through the large double wrought iron gates steps into a good sized front garden space, privacy walled and a large opening on the side for vehicular access and parking spaces for several cars.

Ground level:

Dual staircase leads to the front entrance, steps into a bright and airy lobby (7.6 m<sup>2</sup>) thanks to the clever half glass panel walls. Downstairs WC (1 m<sup>2</sup>) to your immediate right.

Salon & dining room (31 m<sup>2</sup>) on the left with dual aspect windows and doors leading to the back patio & garden.

Large family kitchen (29.5 m<sup>2</sup>) - fully equipped with integrated appliances (double ovens, ceramic hob, extractor hood, dishwasher and 2 fridge freezers), large island unit for entertaining and double French doors leading to the back patio.

Sliding doors to a small walk in pantry (5.3 m<sup>2</sup>) which houses the boiler, electrical and water points for washing machine & electrical fuse boards.

Authentic wooden staircase leading to the upper floors.

First floor:

Master bedroom (18 m<sup>2</sup>) with walk in dressing room (3.3 m<sup>2</sup>) & ensuite bathroom with separate shower (7.2 m<sup>2</sup>). This has bedroom has views of the rear garden.

Bedroom 2 (13.7 m<sup>2</sup>) has a shower cubicle and wash basin. This room has views of the rear garden.

Bedroom 3 (25.6 m<sup>2</sup>) - double door steps onto small balcony and views of the front of the house/riverside views.

Separate WC (1.5m<sup>2</sup>) completes this level.

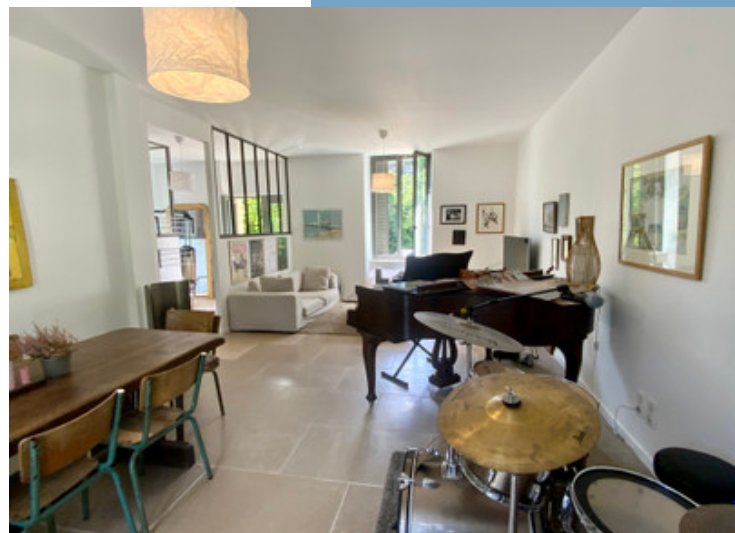
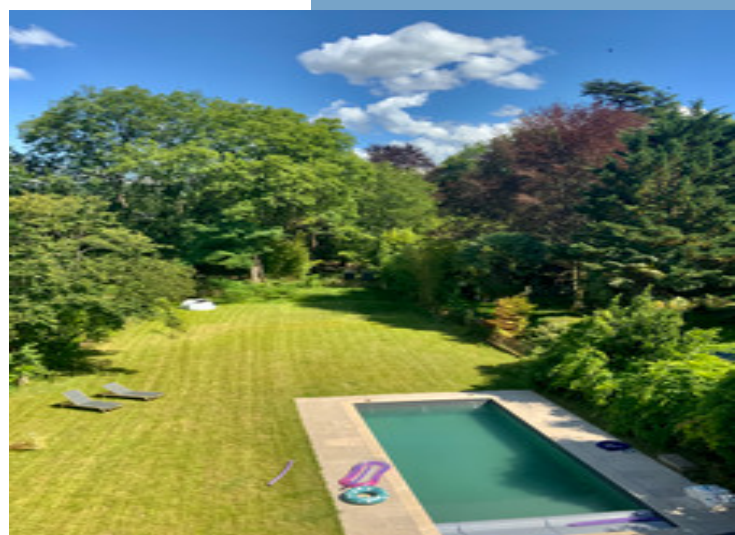
Second Floor:

Large landing (10 m<sup>2</sup>) with windows having front riverside views, doors off the landing space to the bedrooms, showe

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23702VIR24>

COMPLETE FILE AND PHOTO ON REQUEST

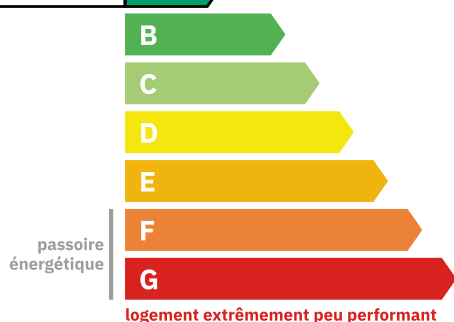
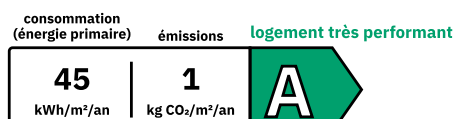


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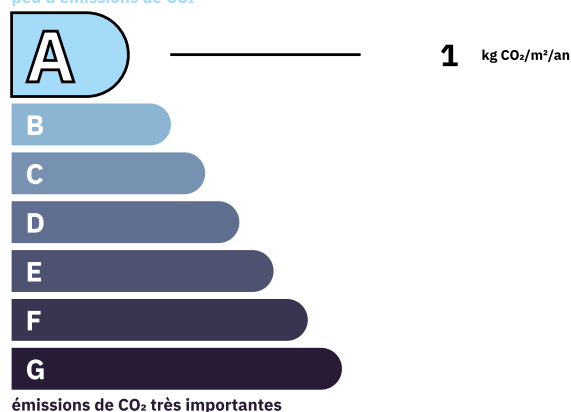
Ref : A23702VIR24

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



peu d'émissions de CO₂



Property **Very efficient**  
Estimated annual energy costs  
between 522 € and 706€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A23702VIR24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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