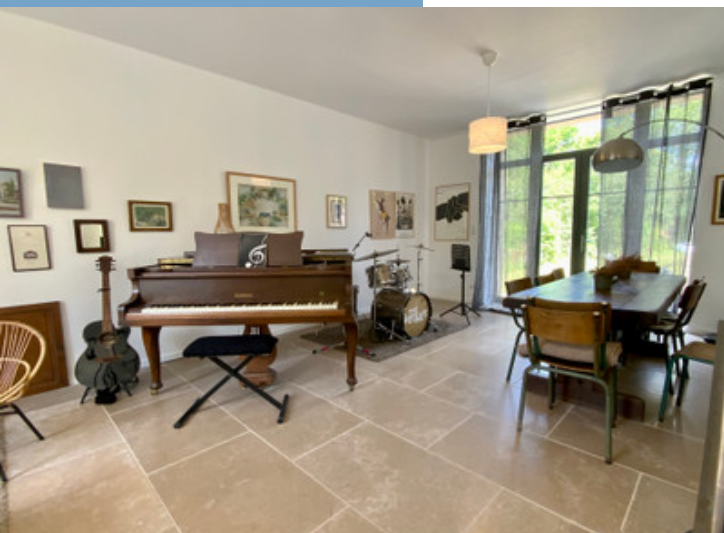




MONTIGNAC MASTERPIECE — ENERGY RATED A, POOL, GARDEN & TURNKEY ELEGANCE IN THE DORDOGNE

MONTIGNAC
MASTERPIECE — ENERGY
RATED A, POOL, GARDEN
& TURNKEY ELEGANCE IN
THE DORDOGNE...



PROPERTY FACT FILE	
REFERENCE	A23702VIR24
PRICE	€ 550,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	181 m ²
LAND	1400 m ²
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>	



- Fully renovated to a high standard (2023)
- Rare Energy Rating A
- Heated saltwater swimming pool
- Spacious kitchen & living areas
- Walk to shops, river & market

MONTIGNAC
MASTERPIECE — ENERGY
RATED A, POOL, GARDEN
& TURNKEY ELEGANCE IN
THE DORDOGNE...

Ref : A23702VIR24

This exceptional 5-bedroom townhouse in the heart of Montignac was fully renovated in 2023 and boasts a rare Energy Rating A.

Bright, beautifully finished and designed for easy living, it offers spacious living areas, a luxurious kitchen, large bedrooms, and elegant

DESCRIPTIF

Set in the heart of historic Montignac — famed for its vibrant market, riverside charm and proximity to the Lascaux caves — this stunning townhouse offers elegance, energy efficiency, and everyday convenience in equal measure.

Fully renovated in 2023, the property is move-in ready and perfect for a family home, stylish second residence or even a boutique holiday rental. With a highly sought-after Energy Rating A, comfort and sustainability are guaranteed.

Ground Floor

The dual staircase leads to a glass-panelled entrance lobby (7.6 m²) that sets the tone for the light-filled interior. To the left, the double aspect salon & dining room (31 m²) offers French doors opening to the rear terrace. On the right, an exceptionally large family kitchen (29.5 m²) with island unit and top-range appliances invites entertaining. The kitchen opens to a walk-in pantry (5.3 m²), cleverly housing laundry and technical systems. A WC completes this level.

First Floor

Three generously proportioned bedrooms are found here:

- A master suite (18 m²) with walk-in dressing room and a sleek ensuite (7.2 m²) with tub and walk-in shower
- A second bedroom (13.7 m²) with its own wash area and garden views
- A third bedroom (25.6 m²) with balcony access and views over the front garden and riverside
- A separate WC (1.5 m²)

Second Floor

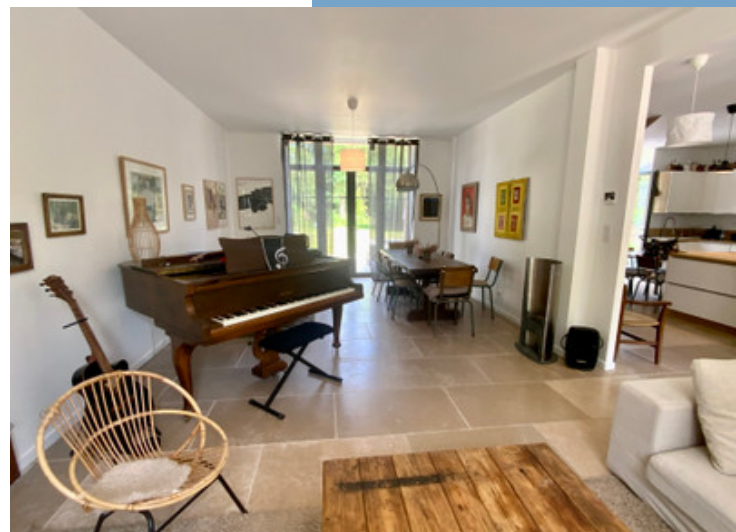
Originally designed as a guest floor or possible independent suite, this level features:

- A spacious landing (10 m²) with all plumbing pre-instal

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



MONTIGNAC MASTERPIECE –
ENERGY RATED A, POOL,
GARDEN & TURNKEY
ELEGANCE IN THE
DORDOGNE...

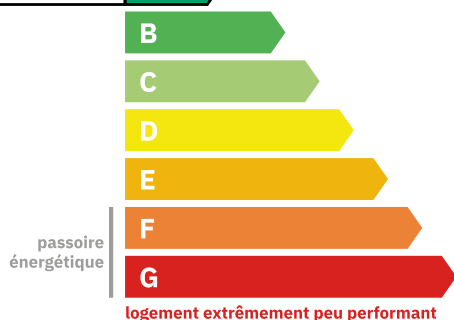
Ref : A23702VIR24

ENERGIE-DPE

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

consommation
(énergie primaire) | émissions | logement très performant

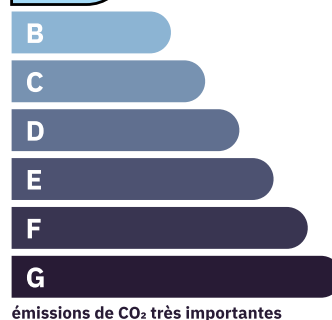
45 kWh/m²/an	1 kg CO ₂ /m²/an	A
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peu d'émissions de CO₂

A

1 kg CO₂/m²/an



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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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