Click to view MFH-GLFAP2778

# 9 bedroom Countryside house for sale in Montignac

Montignac, Dordogne, Nouvelle Aquitaine



€787,500

inc. of agency fees

**9** Beds **420** sqm **2.99** ha

Ideally located between two of the most iconic villages of the Périgord Noir, this property stands out for its blend of authenticity,...

€787,500

Hab.Space 420 sqm

#### At a Glance

**Reference** MFH-GLFAP2778 Near to Montignac

Bed Pool No

Land 2.99 ha

Land Tax N/A

Price

#### **Property Description**

Ideally located between two of the most iconic villages of the Périgord Noir, this property stands out for its blend of authenticity, modern comfort and rare tranquillity.
The main house, understated and elegant, features four bedrooms, two shower rooms, and bright, functional living spaces. Thick stone walls, exposed beams and quality materials give the house a warm and timeless feel.
A short distance away, the small gîte offers a peaceful retreat, with a light-filled living room, one bedroom and a shower room. It's a discreet, self-contained space, ideal for two.
The large gîte, fully renovated, is designed to accommodate families or groups, with four ensuite bedrooms—one on the ground floor—and a spacious open-plan living area. The renovation is thoughtful, enhancing the building's character while ensuring everyday comfort.
Outdoors, the grounds are flat and easy to maintain, completely private and free from any disturbances. The pool and jacuzzi are well-integrated, offering relaxation without disrupting the quiet atmosphere. The silence here is not artificial—it simply belongs.
This property offers excellent potential for tourism, with Lascaux, Sarlat and the Dordogne

valley's most visited sites all within easy reach. Yet, despite its central location, the property remains peacefully apart from the main tourist routes.
A balanced, welcoming place—ready to live in or to let.
Full details and photos available on request.
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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques: www.georisques.gouv.fr

Summary

Property type: Countryside house

Bedrooms: 9

Price €787,500

**Key Information** 

Year Built: 1900

Internal Area: 420 sqm

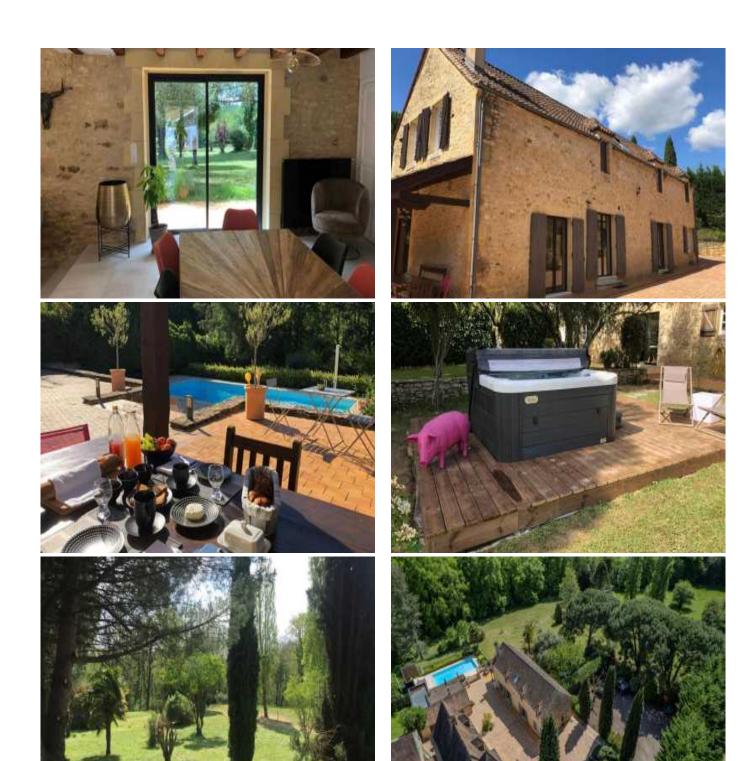
Land Area: 2.99 ha

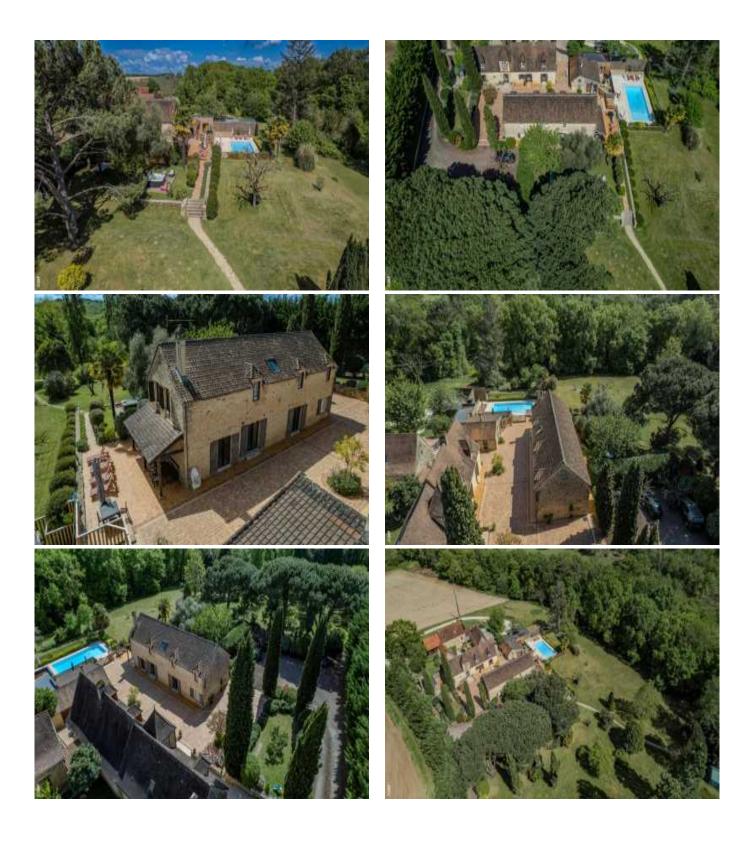
**Location: Nouvelle Aquitaine** 



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

#### S. and L. BROWN



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