LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARACTERFUL HOUSE, BARN AND SWIMMING POOL IN TYPICAL VILLAGE

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PROPERTY FACT FILE

REFERENCE	A35818BD24
PRICE	€ 499,900 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	334 m²
LAND	1999 m²
TOWN	Plazac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Maître
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Barns - outbuildings, Water on site

*Price based on current exchange rate which is subject to change





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- Exceptional character of the property
- Beautiful gardens, terrace and pool area
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Sometimes, a house surprises you with its character...

Sitting in the garden, contemplating the views and the scale of the buildings, it is hard to imagine that this property sits right in the heart of a small village in the Vézère Valley, Périgord Noir — just minutes



DESCRIPTION

Sometimes, a house surprises you with its character...

Sitting in the garden, contemplating the views and the scale of the buildings, it is hard to imagine that this property sits right in the heart of a small typical village in the Vézère Valley, Périgord Noir — just minutes from Les Eyzies and the Lascaux area.

A private covered passage leads to the main door, opening onto a vast entrance hall, a lounge with a working monumental fireplace and a large, light-filled kitchen-dining room.



Upstairs, four bedrooms, two shower rooms and a bathroom are arranged around a charming central courtyard. It should be noted that the bedrooms are only accessible from outside, via the courtyard or the garden, with a terrace at the top of each staircase — a layout that gives each space a genuine sense of privacy.

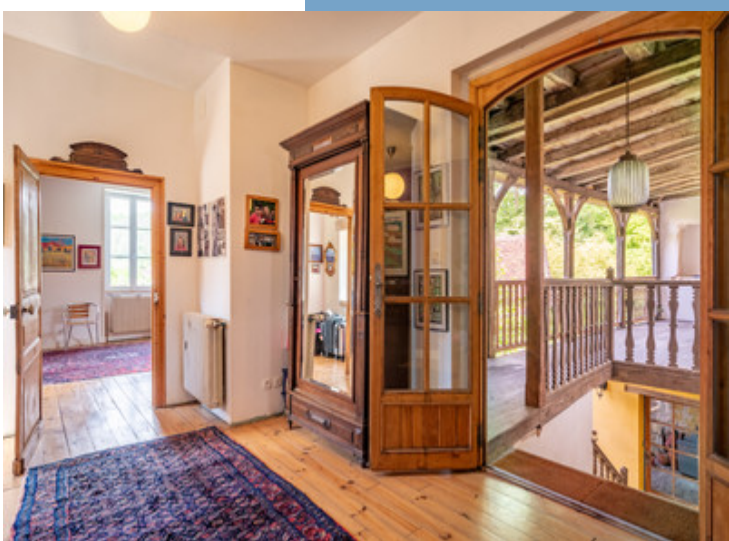
Outside, the 10x5m saltwater pool enjoys a full south-facing aspect, sheltered beneath the house's colonial terrace. The gardens, also oriented south-west are peaceful and green. A large 75 m² barn on two levels, with two additional storage areas, completes the property and offers significant conversion potential.

A laundry room, boiler room and storage room round off this characterful ensemble.

Floor areas:

GROUND FLOOR
Entrance hall / large room: 35 m²
WC with washbasin: 7 m²
Staircase: 2 m²
Lounge (monumental working fireplace): 33 m²
Kitchen / dining / living room: 50 m²

FIRST FLOOR
Hallway: 23 m²
Bedroom (red): 16 m² + shower room / WC: 4.5 m²



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35818BD24

COMPLETE FILE AND PHOTO ON REQUEST

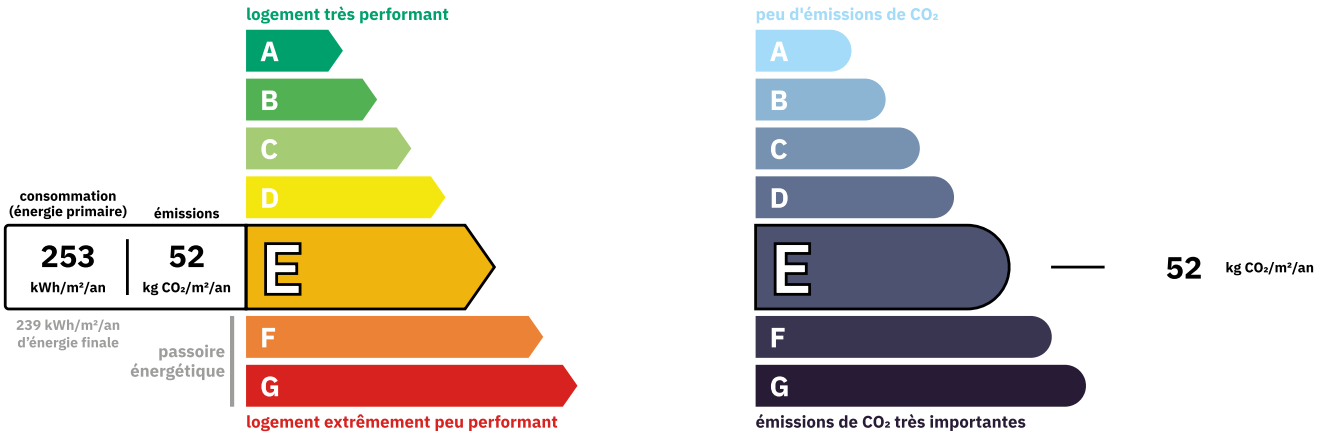
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5550 € and 7560€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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