



## CHARACTERFUL HOUSE, BARN AND SWIMMING POOL IN TYPICAL VILLAGE

CHARACTERFUL HOUSE,  
BARN AND SWIMMING  
POOL IN TYPICAL  
VILLAGE...



PROPERTY FACT FILE	
REFERENCE	A35818BD24
PRICE	€ 499,900 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	334 m <sup>2</sup>
LAND	1999 m <sup>2</sup>
TOWN	Plazac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Maître
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Barns - outbuildings, Water on site
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 m<sup>2</sup> 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 m<sup>2</sup>

WC with washbasin: 7 m<sup>2</sup>

Staircase: 2 m<sup>2</sup>

Lounge (monumental working fireplace): 33 m<sup>2</sup>

Kitchen / dining / living room: 50 m<sup>2</sup>

### FIRST FLOOR

Hallway: 23 m<sup>2</sup>

Bedroom (red): 16 m<sup>2</sup> + shower room / WC: 4.5 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35818BD24>

COMPLETE FILE AND PHOTO ON REQUEST

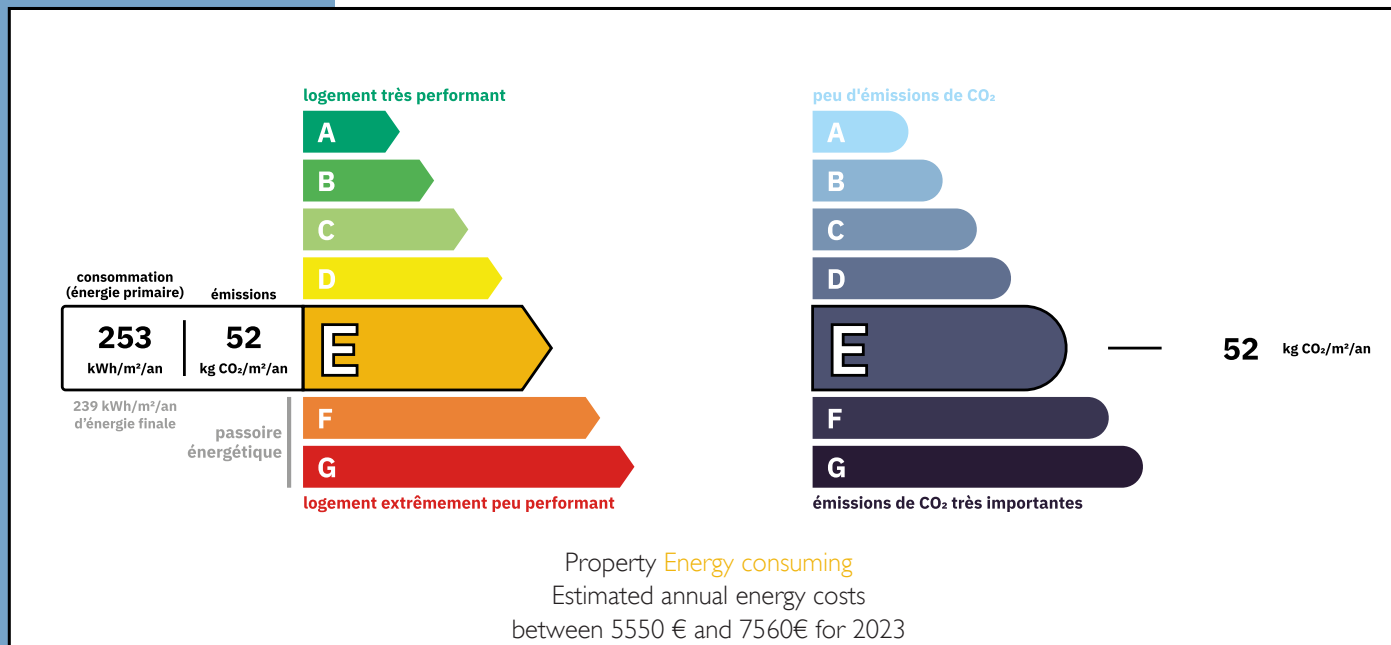


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A35818BD24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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