





# CHARACTERFUL HOUSE, BARN AND SWIMMING POOL IN TYPICAL VILLAGE

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CHARACTERFUL HOUSE, BARN AND SWIMMING POOL IN TYPICAL





### PROPERTY FACT FILE

REFERENCE A35818BD24

PRICE € 575,000

£ 0\*

\*agency fees to be paid by the seller

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

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





- Character
- Exteriors
- .

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

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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 is right in the heart of a small typical village of the Vézère Valley in Périgord Noir.

### DESCRIPTION

Sometimes, a house can surprise 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 is right in the heart of a small typical village of the Vézère Valley in Périgord Noir.

Once the door to the small village lane passed, you will be captivated by the charm of the private, covered passage which leads to the main door of the house, comprising a vast entrance hall, a toilet, a lounge with a fireplace and a large kitchen-dining room.

The bedrooms can only be accessed via the central courtyard or a small garden, and there is a rooftop and colonial terrace at the top of each staircase. The interior layout features a large hallway, four bedrooms, two shower rooms and a bathroom.

Back outside, beneath the house's colonial terrace is the large swimming pool and south-west facing gardens. A large barn (75 m²), which can be converted on two levels, stands to the right. Storage areas, laundry room, boiler room and storage complete this property so full of character.

Floor areas:

GROUND FLOOR

Entrance into large room 35 m²

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

Staircase 2 m<sup>2</sup>

Living room 33 m<sup>2</sup> (monumental fireplace, functional)

Kitchen / dining / living room 50 m²

FIRST FLOOR

Hallway 23 m<sup>2</sup>

Bedroom with red bed 16 m<sup>2</sup> + shower room / WC 4.5 m<sup>2</sup>

Bathroom with free-standing bathtub / WC 5 m<sup>2</sup>

Yellow bedroom 15 m²

Red bedroom 27 m<sup>2</sup>

Blue fireplace room  $21.5 \text{ m}^2 + \text{shower room } 5.1 \text{ m}^2$ 

EXTRAS...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST





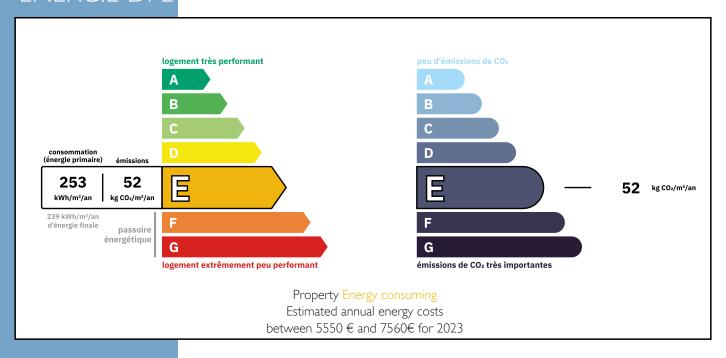


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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fir/

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## **ENERGIE-DPE**



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# CONTACT

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Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr