



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



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



PROPERTY FACT FILE	
REFERENCE	A35818BD24
PRICE	€ 575,000 £ 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>	





- Character
- Exteriors
- 
- 
- 

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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 m²

Staircase 2 m²

Living room 33 m² (monumental fireplace, functional)

Kitchen / dining / living room 50 m²

FIRST FLOOR

Hallway 23 m²

Bedroom with red bed 16 m² + shower room / WC 4.5 m²

Bathroom with free-standing bathtub / WC 5 m²

Yellow bedroom 15 m²

Red bedroom 27 m²

Blue fireplace room 21.5 m² + shower room 5.1 m²

EXTRAS...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

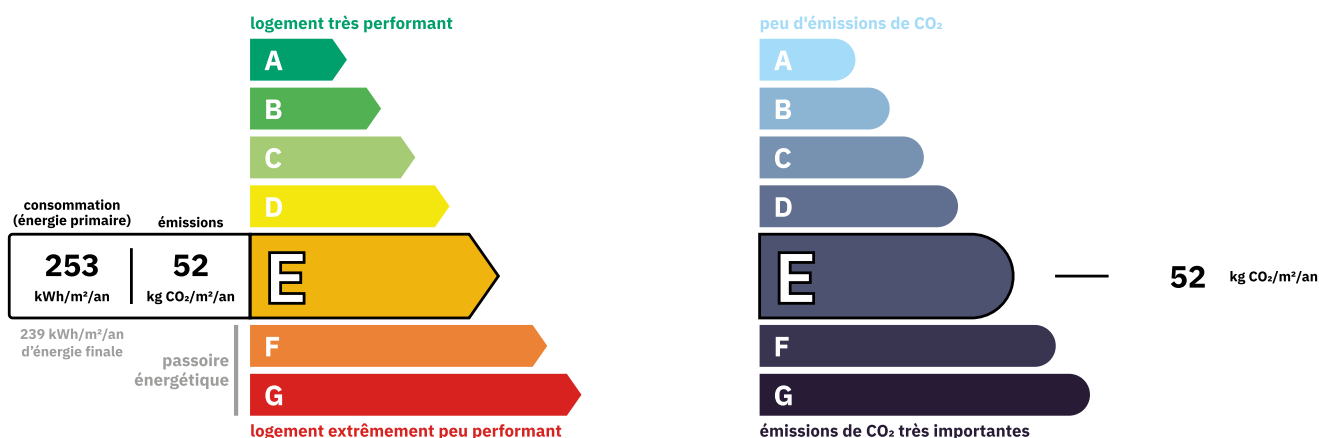


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



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

## NOTICE

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1: 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.

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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

Réf : A35818BD24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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