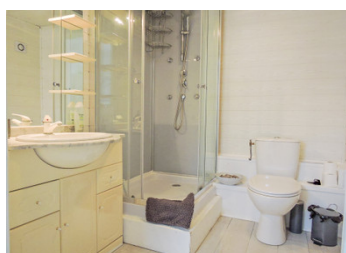
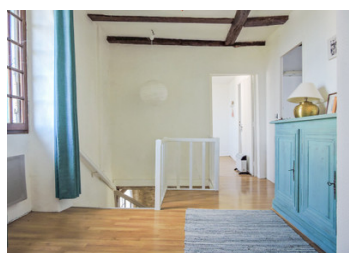
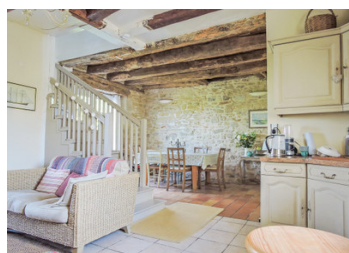


Adorable 3 bed/2 bath village house with plunge pool and terrace - local amenities on your doorstep.



## INFORMATION

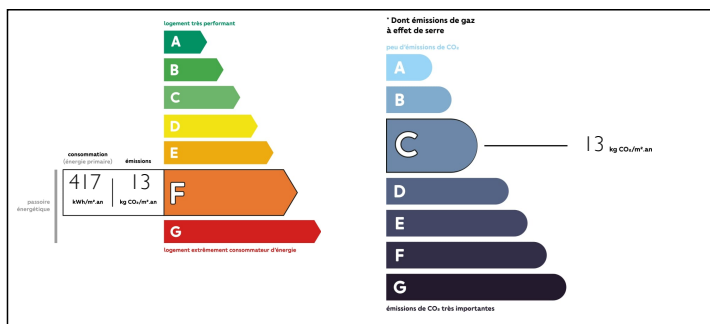
Town:	Peyrignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	355 m2



## IN BRIEF

An ideal family or holiday home. Set in an authentic village with local amenities, this stone house comprises a large kitchen with dining room, salon with exposed stone and beams, 2 good-sized bedrooms with family bathroom and a smaller spare room. On ground floor level there is also a self-contained guest room. Small but very cosy garden with plunge pool, bread oven and garden shed. Connected to main drains. Electric heating, wood-burning insert, single glazing. Splendid location in the heart of the Black Perigord, near several prehistoric sites.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 500 EUR

## NOTES

## DESCRIPTION

Ground floor

Small courtyard in front of the house in use as terrace and parking space.

Fitted kitchen with insert fin fireplace, 22m2

Dining room with exposed stone and beams 13,50m2

Living room with exposed stone and beams 16m2

Self contained guest room with French doors onto the terrace and kitchenette 18,50m2 - Shower room with WC, shower and hand basin 4m2

First Floor

Landing 11m2

Bedroom : 16,50m2

Shower room : with shower, hand basin and WC : 10,50m2

Spare room : 8m2

Bedroom : 9m2

Terrace with plunge pool

Wooden garden shed

Bread-oven

Brive airport 30 minutes away, Bergerac and Limoges airports 1H15.

Easy motorway connection A89

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