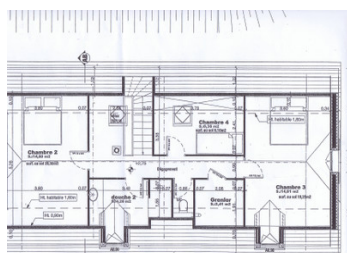
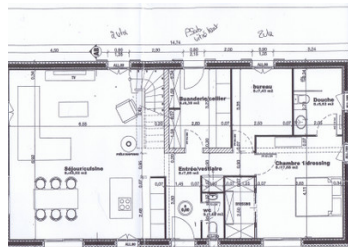


Perigordine village house, great views, garden, possibility of adding a pool or/and garage.

EXCLUSIVE



INFORMATION

Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1700 m2

IN BRIEF

Perigordien, village house (150m2) set over two floors with great views. The house is three quarters finished and offers choices on heating and layout. Originally planned to have 4 bedrooms, 2 bathrooms and 3 wcs and for downstairs to be open plan. Many building materials needed to finish it are included in the sale. Garden of 1700m2 with planning for a garage. A mobile home is included in the price. Sarlat 31km Montignac Lascaux 4km Brive airport 56km.

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.



DESCRIPTION

A newly built Pergordien village house (150m²), built to a very high spec. The house is almost finished, but lets you make some crucial decisions on layout and heating. Many of the materials needed to finish the house have already been bought and are included in the sale.

There is a large garden (1700m²) with room for a swimming pool and planning has been granted for a garage. The house has lovely views across the valley and the village. It is located near to the newly renovated church. A mobile home is installed on the plot which is included in the sale and has a kitchenette, air con/heating, a washing machine, toilet etc and 2 bedrooms. The long drive has off road parking for 4 vehicles.

The village has a park with tennis courts, pétanque and croquet a primary school and a night market in the summer. There are weekly gym sessions in the village hall and a local walking group to join.

Sarlat 31km

Montignac Lascaux 4km

Brive airport 56km

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

NOTES