

Perigord Noir – Charming restored 2 bed stone cottage benefiting of an exceptional and unique setting in the middle of the forest - no...



INFORMATION

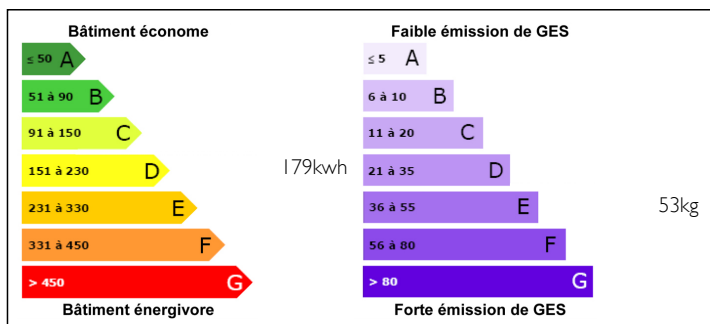
Town:	Les Eyzie-de-Tayac-Sireuil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	7500 m2

IN BRIEF

This charming 2 bed stone house dates back from 1880 - has been fully restored - and is surrounded by 7500 m2 of its own land. The property benefits from an exceptional private setting in the middle of the forest, far away from the hustle and bustle of city life ! The perfect escape and hide away for nature lovers ! This home will be free of occupation from the 1st of September 2022 on.



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

Garden level

Large terrace 70m² with scenic views towards the valley

Dining room 18m²

Fully fitted modern kitchen 20m²

Utility room

Shower room 6m²

First Floor

Double living room with wood stove - exposed stone and beams : 48m²

Second floor

2 bedrooms 10 and 9,5m²

Double glazed

oil-fuelled central heating

Attached to the house a ruin of 30m² with potential scope for further extension

Exceptional setting

No neighbors

Les Eyzies 4km

Saint Cyprien 9km

Le Bugue 14km

Brive and Bergerac airport at 1h

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES

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