

Stunning ensemble renovated to the highest quality with a fabulous view in the Périgord Noir



INFORMATION

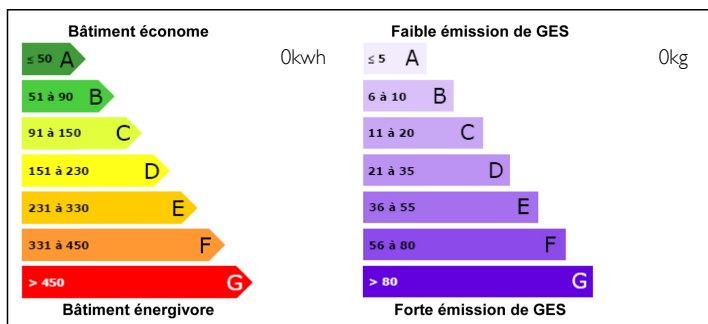
Town:	PLAZAC
Department:	Dordogne
Bed:	5
Bath:	6
Floor:	300 m2
Plot Size:	17130 m2



IN BRIEF

This wonderful group of stone buildings has been completely restored. Renovations were carried out over the past few years to the highest standards including solar panel heating with wood burning boiler and a gas boiler back up providing the most economic heating possible. The interiors have been all been rebuilt, while retaining the authentic quality, features and atmosphere of the original buildings. The property is situated very privately in the countryside with one neighbour – the tourist town of Montignac is about 10km away and Thenon, with its weekly market and supermarket about 9km. Comprising main house with master suite and spacious living accommodation, over three floors including underfloor heating to the ground and first floors, 2 x 1 bedroom gites and two guest bedrooms with bathrooms in the adjacent barn. Pool with amazing view !

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:

825 EUR

NOTES

DESCRIPTION

MAIN HOUSE – about 60m² on each floor

Ground floor - Entrance into the living room – wooden floors, beamed ceilings, some stone work, windows overlooking the countryside, woodburner in original fireplace, open through to the study with woodburner also in fireplace and stairs down to terrace level.

Hallway with doors to shower room with wc, laundry, open through to the kitchen – fully fitted, French doors to terrace.

First floor into the eaves – master bedroom with wooden floors and ceiling beams, with ensuite dressing room (including walk in shower) and bathroom.

BARN

Two guest bedrooms and two wet rooms. Hallway and mezzanine area. Private terrace with amazing view over the countryside.

COTTAGE 1

Ground floor room with kitchen corner, tiled floors and ceiling beams, some stone work, stairs up to bedroom, wooden floors and ceiling beams with ensuite bathroom, comprising bath basin and wc.

COTTAGE 2

In the old bread oven and bake house. Ground floor with kitchen corner, tiled floors, ceiling beams and some stone work. Wood burner. Stairs up to attic bedroom, wood floors and ceiling beams, with ensuite bathroom room.

The main terrace runs along the entire back of the house as well as a covered area to the end – all with the impressive view over the pool and countryside. The salt water pool measures 16 x 6m and has an electric security cover.

Renovations were carried out over the last few years to the highest standards including solar panel heating with wood burning..