

Renovated stone cottage with self-catering studio -second house to renovate-1 acre of land with pleasant views



INFORMATION

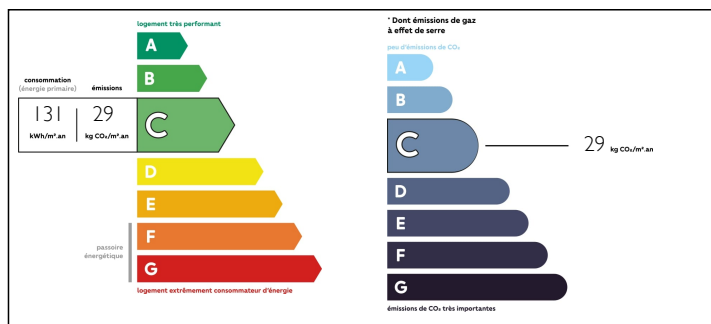
Town:	Plazac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	4400 m2

IN BRIEF

Beautiful setting for this Perigordian stone ensemble comprising a fully renovated 2 bedroom stone house, an independent 1 bedroom self-catering studio and a second stone house of about 50m2 to renovate. Scenic views over the valley. Simply enjoy it as a comfortable family home, or perfect holiday spot with scope to create an additional dwelling. Gas central heating - double glazed - fully insulated. Last house in the hamlet - not overlooked - very private - local amenities 2,5 km away.



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

MAIN HOUSE

Lounge 41m²

Hall 3,5m²

First Floor

Landing 3m²

Bedroom 1 : 13m²

Bedroom 2 : 7m²

Shower room - WC - hand basin and shower 2,5m²

STUDIO

WC

Bathroom 5 m²

Lounge 12m²

Bedroom 10m²

Mezzanine

Attic

Cellar

Second house to renovate footprint of 53m²

LOCAL TAXES

Taxe foncière: **800 EUR**

Local shop / bread deposit and weekly organic market 2,5km

Rouffignac / supermarket 9 km

Montignac home to the Lascaux Caves 13km

Bergerac and Brive la Gaillarde airports at 1H

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

NOTES