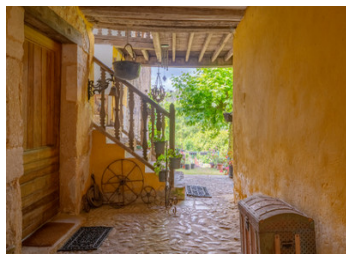
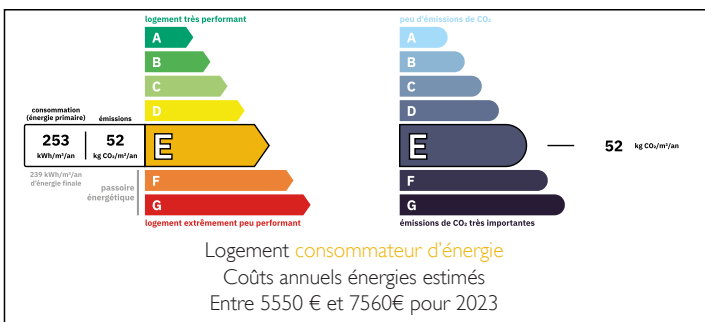


Characterful house, barn and swimming pool in typical village



ENERGY - DPE



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	334 m2
Plot Size:	1999 m2

IN BRIEF

Sometimes, a house surprises you with its character...

Sitting in the garden, contemplating the views and the scale of the buildings, it is hard to imagine that this property sits right in the heart of a small village in the Vézère Valley, Périgord Noir — just minutes from Les Eyzies and the Montignac-Lascaux area.

Through a private covered passage, the house opens onto a vast entrance hall, a lounge with an imposing fireplace and a generous kitchen-dining room.

Upstairs, four bedrooms, two shower rooms and a bathroom are arranged around a charming central courtyard — it should be noted that the bedrooms are only accessible from outside, via the courtyard or the garden, with a terrace at the top of each staircase.

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: 2060 EUR

NOTES

DESCRIPTION

Sometimes, a house surprises you with its character...

Sitting in the garden, contemplating the views and the scale of the buildings, it is hard to imagine that this property sits right in the heart of a small typical village in the Vézère Valley, Périgord Noir — just minutes from Les Eyzies and the Lascaux area.

A private covered passage leads to the main door, opening onto a vast entrance hall, a lounge with a working monumental fireplace and a large, light-filled kitchen-dining room.

Upstairs, four bedrooms, two shower rooms and a bathroom are arranged around a charming central courtyard. It should be noted that the bedrooms are only accessible from outside, via the courtyard or the garden, with a terrace at the top of each staircase — a layout that gives each space a genuine sense of privacy.

Outside, the 10x5m saltwater pool enjoys a full south-facing aspect, sheltered beneath the house's colonial terrace. The gardens, also oriented south-west are peaceful and green. A large 75 m² barn on two levels, with two additional storage areas, completes the property and offers significant conversion potential.

A laundry room, boiler room and storage room round off this characterful ensemble.

Floor areas:

GROUND FLOOR

Entrance hall / large room: 35 m²

WC with washbasin: 7 m²

Staircase: 2 m²

Lounge (monumental working fireplace): 33 m²

Kitchen / dining / living room: 50 m²

FIRST FLOOR