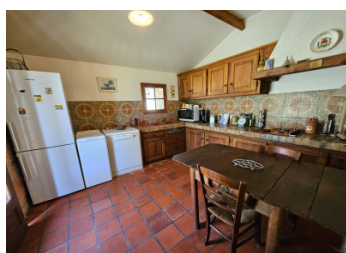


Stone house in a quiet location near the Treliassac area.

EXCLUSIVE



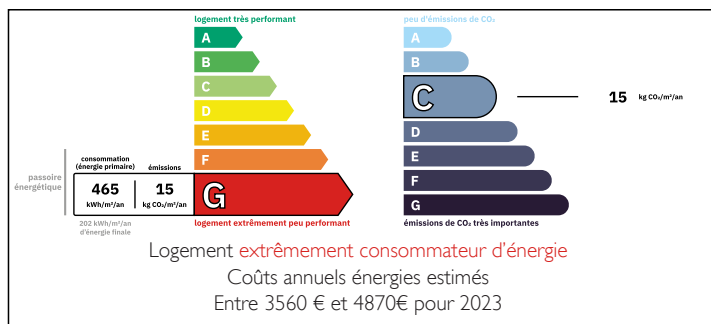
INFORMATION

Town:	Sarliac-sur-l'Isle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m ²
Plot Size:	6691 m ²

IN BRIEF

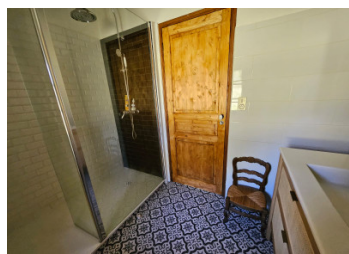
Located in a peaceful environment, this charming stone house offers: an entrance, a welcoming living room, a kitchen, a bedroom, and a bathroom. You will also benefit from an outbuilding, an adjoining barn—perfect for your projects—and surrounding land, ideal for enjoying nature and the calm of the countryside. And for wildlife lovers, know that you won't be alone for long: graceful blue-eyed deer are regular visitors to the property. Yes, even nature has charm here.

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

Looking for peace, authenticity, and... four-legged neighbors? Look no further!

Tucked away at the end of a quiet lane charming, this character-filled stone house is waiting just for you. Inside, you'll find a welcoming entrance, a cozy living room for your couch and your dreams, a kitchen ready for your best country recipes, a warm bedroom, and a bathroom where you can sing in the shower without bothering anyone—except maybe the birds.

But wait, there's more!

An outbuilding gives you space to store, tinker, or turn into your countryside yoga studio. There's also an attached barn—perfect for your most ambitious projects, from vintage tractors to art studios. All this sits on a lovely piece of land, perfect for gardening, relaxing, or just watching the world go by.

And now, the cherry on top (or rather the blade of grass on the meadow): every day, around sunset, elegant blue-eyed deer make a graceful appearance to greet the residents. Yes, you read that right. Even the local wildlife has style here.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES