

Character house, Vézère Valley — exceptional volumes, mezzanine and terrace

EXCLUSIVE



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m ²
Plot Size:	183 m ²

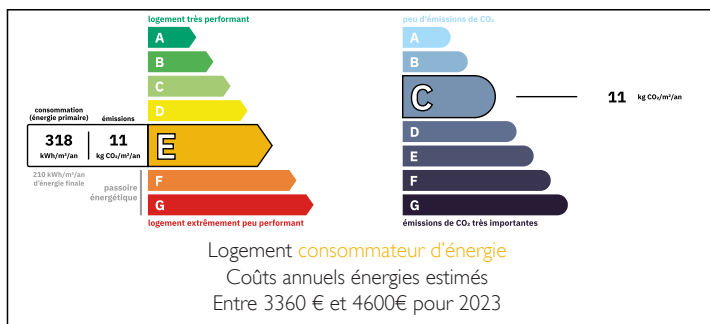
IN BRIEF

In the heart of the historic village of Plazac, in the Vézère Valley — 15 minutes from Les Eyzies and Lascaux — this character property opens onto a stone staircase that sets the tone: a living room with exposed timber framing, exceptionally high ceilings, a mezzanine and a large overhead glazed light well. Volume, light and authenticity define this central space.

On the ground floor: fitted kitchen, utility room, bathroom with bath and shower, and separate WC. Upstairs, two bedrooms including a master suite opening onto a timber-framed veranda, itself leading onto a stone terrace. The mezzanine provides a comfortable third sleeping area. The terrace is also accessible from the kitchen.

The basement, divided into four spaces, holds a curiosity: a natural spring area, a remnant of the building's past, adding yet another layer of character.

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: **820 EUR**

NOTES

DESCRIPTION

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Virtual tour available.

GROUND FLOOR

Living room 37.5 m²

Kitchen 16 m²

Laundry room 4.5 m²

Toilet 1.7 m²

Bathroom with bath and shower 7.8 m²

FIRST FLOOR

Mezzanine 29 m²

Hallway 5.2 m²

Bedroom 10 m²

Master bedroom 14 m² + WC with washbasin 4 m²

EXTRAS

Entrance hall 10 m²

Master bedroom veranda 11 m²

Rear terrace approximately 50 m²

Basement 56 m² : hallway 7 m² + wood storage 29 m² + spring area 10 m² + storage/cellar 10 m² (hot water tank)