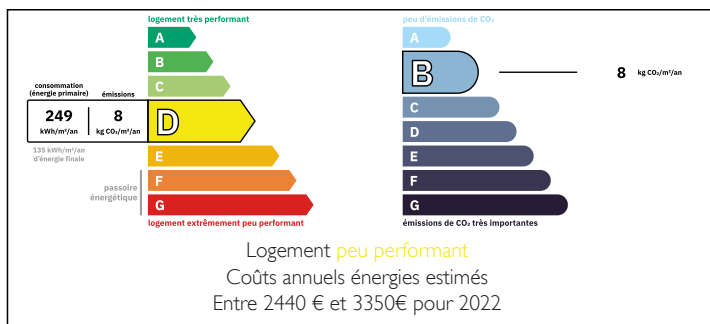


Hamlet house



ENERGY - DPE



INFORMATION

Town:	Razac-de-Saussignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	144 m ²
Plot Size:	512 m ²

IN BRIEF

Located in a hamlet in the Périgord countryside, this charming house, just 4 kilometers from the Vigiers golf course, will captivate you with its authenticity and peaceful setting.

The ground floor comprises a spacious and inviting kitchen with a wood-burning stove, a living/dining room with a large fireplace opening onto a covered terrace, a pantry, a WC, and a bedroom with an en-suite shower room and dressing room. Upstairs, there are two further bedrooms and a shower room with a WC.

The secluded courtyard provides access to a garage, a former wine cellar, and an artist's studio, as well as a terrace overlooking the valley and offering panoramic views.

Just minutes from local amenities and the renowned vineyards of Saussignac, this house offers a perfect

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

Ground floor:

Kitchen/Dining room: 32.80 m²

Living room: 33.50 m²

WC: 1.50 m²

Pantry: 5.80 m²

Hallway: 2.50 m²

Bedroom: 13.50 m²

Dressing room: 9.50 m²

Shower room: 4.20 m²

Upstairs:

Landing: 10 m²

Office: 10.50 m²

Bedroom 1: 14.25 m²

Shower room: 5 m²

Workshop: 22 m²

Garage: 37 m²

Former wine cellar: 24.50 m²

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

NOTES