

Single-storey eco-friendly straw-bale house nestled in a lush green setting, Plazac.



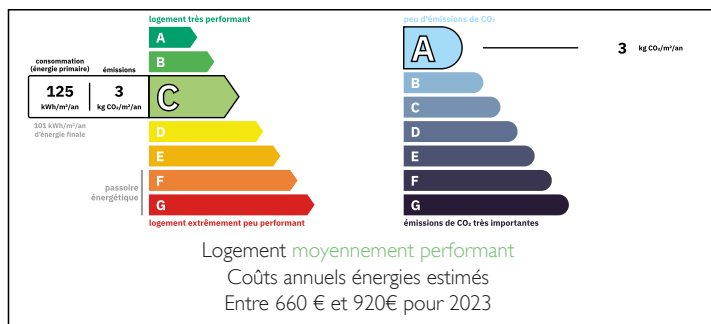
## INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	78 m <sup>2</sup>
Plot Size:	2600 m <sup>2</sup>

## IN BRIEF

Nestled in the heart of the Dordogne, this charming 78 m<sup>2</sup> eco-friendly straw-bale home sits on a beautiful 2,600 m<sup>2</sup> plot surrounded by nature. Offering bright, spacious interiors and a sustainable design, it provides a peaceful retreat for those seeking a greener lifestyle. Perfect for lovers of tranquillity, outdoor living, and eco-conscious homes, while remaining conveniently close to local shops and amenities, just a short drive 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

Located in a peaceful and unspoilt setting in Plazac, a hidden gem of the Périgord Noir, this charming straw-bale house stands out for its eco-friendly architecture and its harmonious integration into the surrounding countryside.

Built in 2021, this unique property enjoys an ideal location surrounded by nature.

Offering approximately 78 m<sup>2</sup> of living space, the house features a bright and spacious open-plan living area with large openings to the outdoors. The accommodation comprises an open kitchen leading into the dining and living room (37 m<sup>2</sup>), a dedicated office area (15.4 m<sup>2</sup>), a comfortable bedroom (11 m<sup>2</sup>), and a shower room with WC (10 m<sup>2</sup>).

The large south-facing windows flood the interior with natural light throughout the day while offering beautiful views over the garden and surrounding countryside. Their orientation also provides valuable passive solar heating during the winter months.

The property benefits from a compliant septic system, a wood-burning stove, reversible air conditioning, and double glazing throughout.

Constructed with straw-bale walls, reinforced concrete support posts, and a living green roof, this home combines sustainability, comfort, and innovative design.

Set on over 2,600 m<sup>2</sup> of land, the property offers generous outdoor space ideal for relaxation, gardening, or developing a lifestyle project close to nature. Its tranquil setting and distinctive character make it a rare opportunity, whether as a primary residence, holiday retreat, or eco-living project.

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

## LOCAL TAXES

**Taxe foncière: 612 EUR**

## NOTES