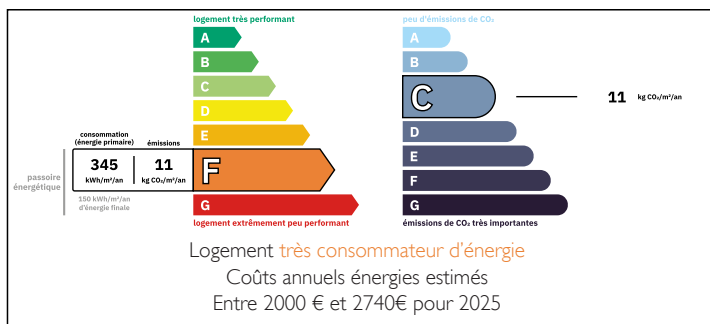


A Périgordine house with its barn, in a peaceful setting in the heart of the Périgord Noir.



ENERGY - DPE



INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Reilhac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	78 m²
Plot Size:	2554 m²

IN BRIEF

In Rouffignac-Saint-Cernin-de-Reilhac, discover this traditional Périgord-style house of approximately 80 m², set on a beautiful 2,554 m² plot in a peaceful, green, and unspoiled setting.

Ideal for nature lovers seeking tranquility and authenticity, this property benefits from a peaceful environment while remaining close to village amenities: shops, restaurants, local services, and the famous prehistoric caves of Rouffignac, an iconic site in the region.

The house offers a functional living space. It comprises four rooms, including two bedrooms, all bathed in natural light. The partially converted attic provides additional space, including a large bedroom with an en-suite shower room and toilet, perfect for accommodating family or friends with complete privacy. A lovely wooded garden, ideal for relaxation, a barn, and a carport complete the property. Some renovation work is required, making

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

This charming Périgord-style house presents a wonderful opportunity for those seeking a peaceful, authentic living environment close to nature, whether for a primary residence, a second home, or a rental investment.

Approximate measurements in square meters:

Living room: 35.5

Kitchen: 10

Bathroom: 4

Hallway: 4.5

Bedroom 1: 11

Bedroom 2: 10.5

Attic+ bathroom: 30

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

LOCAL TAXES

Taxe foncière: 750 EUR

NOTES