LEGGETT IMMOBILIER INTERNATIONAL

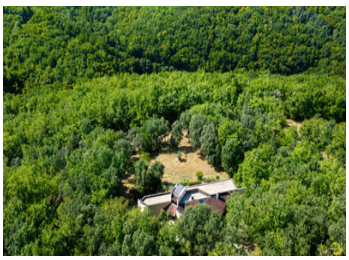
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Ref: A47164VIR24 Price: 425 000 EUR

agency fees to be paid by the seller

**A unique countryside home Surrounded by Nature, Offering Complete Privacy Just 5 Minutes from the Town Centre**







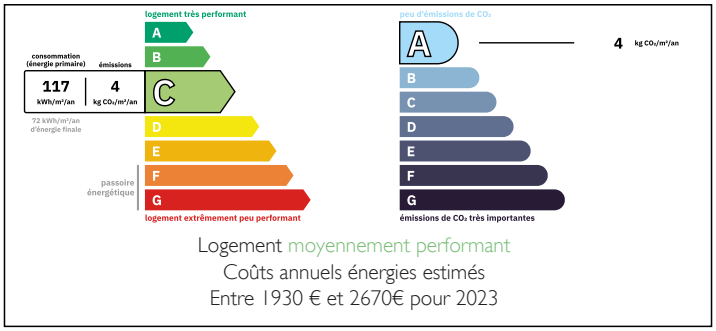








## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 1930 € et 2670€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Les Eyzies |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 203 m2 |
| Plot Size: | 9600 m2 |

## IN BRIEF

Situated in an elevated position at the end of a typical hamlet, in the heart of the Vézère Valley, this unique property offers peace, privacy and nearly one hectare of land surrounded by woodland.

The house provides very comfortable single-storey living, with a spacious and light-filled living area of approximately 80 m² opening onto the terrace. It comprises two sitting areas, a dining area and a study space, together with an open-plan kitchen and a principal bedroom with an en-suite bathroom overlooking the grounds.

Upstairs, three further bedrooms, a shower room and a study form an independent area, ideal for accommodating family and friends.

Equipped with an air-to-water heat pump, a wood-burning stove and reversible air conditioning, while remaining within easy reach of local shops and

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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.

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## LOCAL TAXES

**Taxe foncière:** **1355 EUR**

## NOTES

## DESCRIPTION

Built in 1982 and renovated in 2007, this architecturally distinctive home stands out for its contemporary lines and roof terraces, which blend harmoniously with the surrounding landscape.

From the entrance, a few steps lead down to a spacious living area of approximately 80 m², offering generous proportions and direct access to the terrace. This inviting space includes two sitting rooms, a dining area and a study area. The open-plan kitchen blends naturally into this sociable living space. A utility room and a separate cloakroom complete this level.

Also on the ground floor, the principal suite features its own bathroom and enjoys pleasant views and direct access to the grounds.

Upstairs, an independent sleeping area comprises three bedrooms, a shower room with WC, a storage room and a study with a mezzanine. An ideal layout for family life or for comfortably accommodating guests.

For year-round comfort, the property is equipped with an air-to-water heat pump installed in 2025, complemented by a wood-burning stove and reversible air conditioning. The windows and doors are fitted with aluminium frames.

Particular attention has also been paid to insulation, with the loft insulated using approximately 40 cm of blown glass wool. The property benefits from an individual drainage system compliant with current regulations.

An approximately 30 m² workshop, with three separate access points, offers a range of possibilities, whether for DIY projects, storage or creative pursuits. An old chicken coop is also located on the property.

There is parking space for two to three vehicles.