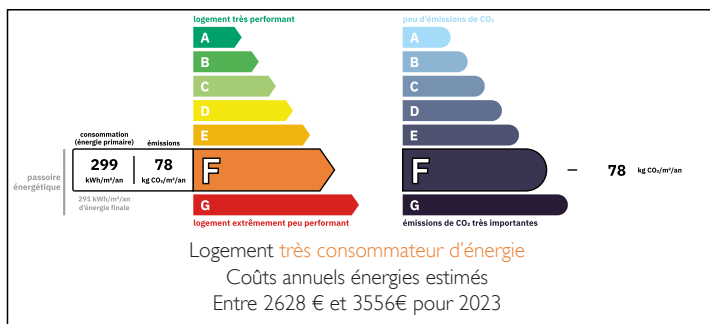


Black Perigord : Nice country house with 3 bedrooms near the village of Plazac



ENERGY - DPE



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	66 m2
Plot Size:	12000 m2

IN BRIEF

Authentic Stone House with Spacious Grounds in the Beautiful Périgord Noir

Experience the charm of authentic rural living in this charming stone house. Situated in a quiet location, this house not only offers wonderful living comfort but is also the ideal holiday destination in the heart of the Périgord Noir.

This well maintained property offers ample opportunities for personal improvement and energy performance (DPE) adjustment. With 3 comfortable bedrooms there is plenty of room for family and guests. The cosy sun terrace offers plenty of shade, ideal for relaxing and enjoying the outdoors in any season.

The property has a convenient separate garage, perfect for your car or as extra storage space. With an extensive garden of 1 hectare you can enjoy peace, space and privacy. This land offers endless possibilities for gardening, recreation or keeping animals.

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: 440 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated just 5 minutes from all necessary amenities, this property offers both privacy and convenience and is ideally located for exploring the sights of the Périgord Noir, a region rich in culture, history and natural beauty.

This authentic home offers the best of both worlds: a place to relax and enjoy nature, whilst providing excellent access to local attractions and amenities. It is not only an inviting home base, but also a wonderful holiday home.

In m2 approx.

Living : 16,5

Kitchen : 2,7

Hall : 5,2

Bathroom : 2,3

Toilet : 1,2

Nighthall : 2,8

Bedroom / sitting room : 17,5

Bedroom 2 : 11

Bedroom 3 : 7,5

Terrace : 24

Cellier : 7,5

Garage : 22

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