

Your Dream Project in the Beautiful Périgord Noir: A Unique Opportunity



INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	49465 m2

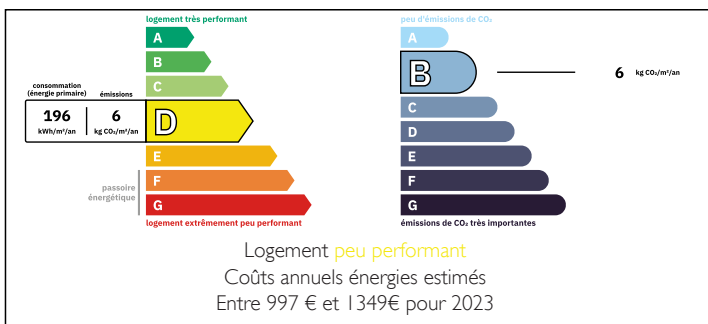
IN BRIEF

Discover this project on the Côte de Jor in the Périgord Noir; an exceptional opportunity in the heart of prehistory with a magnificent panoramic view of "La Roque St. Christophe" in the Vézère Valley, a UNESCO World Heritage Site. Located in St.-Léon-sur-Vézère, one of the "most beautiful villages in France," this south-facing property offers unparalleled tranquility and is close to the Lascaux caves in Montignac, Les Eyzies, Sarlat, Périgueux, the Buddhist center "Dhagpo Kagyo Ling," and more. It's just a short walk from the bakery/grocery store on the church square in Le Moustier.

A splendid estate;



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Upstairs, there's a new house rebuilt in the traditional style, the old bread oven of the village baker (still in working order and completely renovated), a parking lot accessible via the paved road, and a very large, independent garage/workshop built partly into the rock. A huge terrace on the same level and facing the Roque St. Christophe!

Downstairs, a completely restored dovecote, a real gem, with a bread oven inside. Then, a large house with two fireplaces with a new roof, stone dormers where the walls have been restored and electricity has been installed, a terrace, and a courtyard on each side. Finally, a building/workshop on the other side, which also has a new roof and where the walls have been restored.

All work is carried out by the best skilled craftsmen in the area under the direction of renowned architect J.P. Legros. This project was carefully built, guaranteeing a feeling of luxury and optimal durability: CAMPA infrared heating made of lava stone, armored ducts, solid oak, granite, built-in wardrobes, parquet flooring, etc. The house is rebuilt in old-fashioned stone with the comfort of new; built with red brick, insulation, and stone, high-quality, burglar-proof windows. Although some aspects are already completed, the rest can be tailored to your tastes and needs.

Don't miss this unique opportunity to become the owner of a magnificent property in one of the most sought-after regions of France. Whether you're looking for a vacation home, a primary residence, a place of work,...