

House with barn



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	10202 m2

IN BRIEF

Beautiful renovated traditional farmhouse with barn for conversion.

This spacious 4-bedroom house is situated at the end of a quiet cul-de-sac with magnificent views over the valley and countryside.

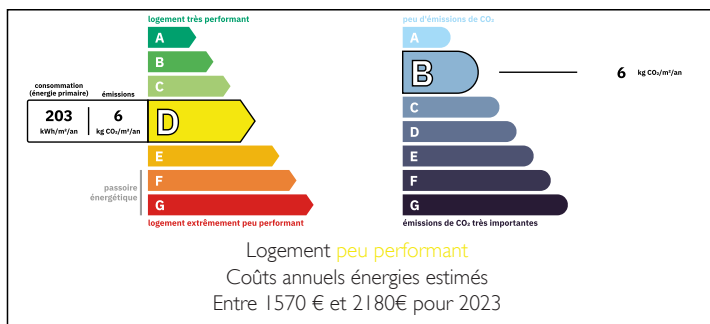
There are neighbours (not close by) but there are no overlooked neighbours.

An additional barn could be renovated and converted into a gîte.

The 10,200 m2 grounds (Possibility of buying an 10,000m2 more) include a garden area, fruit trees and pasture.

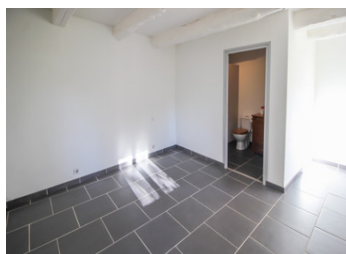
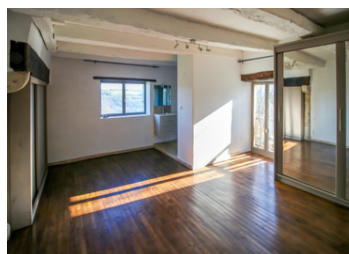
The village of Plazac is very dynamic and offers many activities, associations and opportunities.

ENERGY - DPE



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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.



DESCRIPTION

Beautiful farmhouse with traditional barn and exceptional views.

This spacious 4-bedroom house is located at the end of a cul-de-sac with one neighbour but no neighbours.

An additional barn could be renovated and converted into a gîte.

The buildings form a beautiful, totally private courtyard.

The 10,200 m2 of land (with the possibility of buying a further hectare) comprises a garden area, fruit trees and pasture.

The main house (158 m2) has three floors.

Ground floor with beautiful tiled floor and old wooden floor:

Entrance hall (7 m2)

Living/dining room (24 m2)

Veranda/lounge/dining room with wood-burning stove (40 m2)

Fitted kitchen (17 m2)

En-suite bedroom (25 m2)

Separate WC (1.5 m2)

First floor with attractive flooring

Night hall (7 m2)

Two bedrooms (10 - 12 m2)

Bathroom (7 m2) with washbasin, bath and WC

Garden level

One en suite bedroom (18 m2)

Utility room (21 m2)

Outside

Private car park

Beautiful shaded terrace and courtyard, old gate, shed

Stone barn in need of renovation or conversion into habitable rooms with electricity (47m2 floor area, 2 storeys possible)

Heating by new heat pump, roof in very good condition, double glazing with shutters and new

LOCAL TAXES

Taxe foncière: 846 EUR

Taxe habitation: EUR

NOTES