

## Characterful house, barn and swimming pool in typical village



## INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	334 m2
Plot Size:	1999 m2

## IN BRIEF

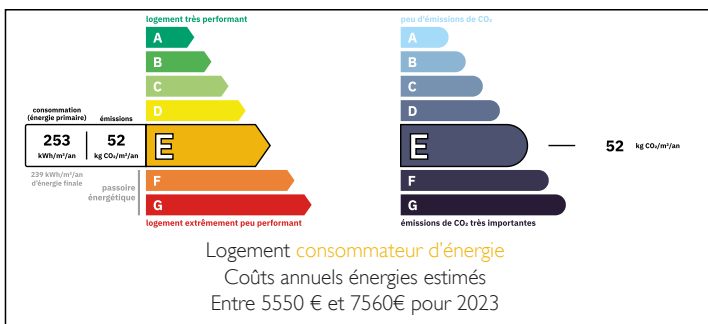
Sometimes, a house surprises you with its character...

Sitting in the garden, contemplating the views and the scale of the buildings, it is hard to imagine that this property is right in the heart of a small typical village of the Vézère Valley in Périgord Noir.

Once the door to the small village lane passed, you will be captivated by the charm of the private, covered passage which leads to the main door of the house, comprising a vast entrance hall, a toilet, a lounge with a fireplace and a large kitchen-dining room.

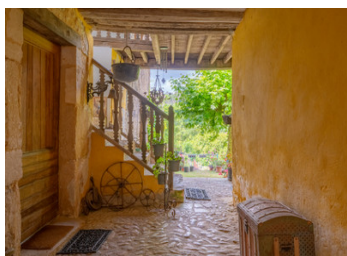
The bedrooms can only be accessed via the central courtyard or a small garden, and there is a rooftop and colonial terrace at the top of each staircase. The interior layout features a large hallway, four bedrooms, two shower rooms and a bathroom.

## 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.



## DESCRIPTION

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Back outside, beneath the house's colonial terrace is the large swimming pool and south-west facing gardens. A large barn (75 m<sup>2</sup>), which can be converted on two levels, stands to the right. Storage areas, laundry room, boiler room and storage complete this property so full of character.

## LOCAL TAXES

Taxe foncière: 2060 EUR

Taxe habitation: EUR

## NOTES

Floor areas :

GROUND FLOOR

Entrance into large room 35 m<sup>2</sup>

WC with washbasin 7 m<sup>2</sup>

Staircase 2 m<sup>2</sup>

Living room 33 m<sup>2</sup> (monumental fireplace, functional)

Kitchen / dining / living room 50 m<sup>2</sup>

FIRST FLOOR

Hallway 23 m<sup>2</sup>

Bedroom with red bed 16 m<sup>2</sup> + shower room / WC 4,5 m<sup>2</sup>

Bathroom with free-standing bathtub / WC 5 m<sup>2</sup>

Yellow bedroom 15 m<sup>2</sup>

Red bedroom 27 m<sup>2</sup>...