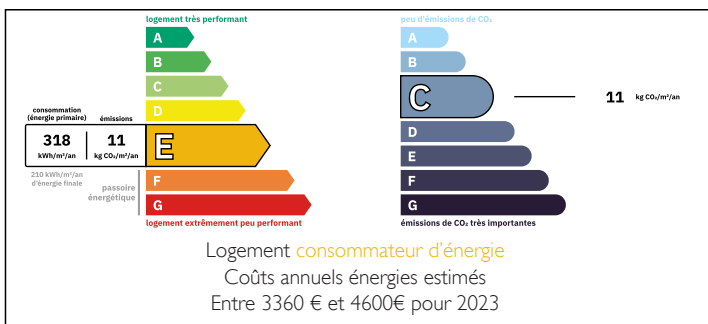


Two-bedroom village house, spacious rooms, terrace and basement.



ENERGY - DPE



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	130 m ²
Plot Size:	0 m ²

IN BRIEF

This beautiful village house stands on a small cul-de-sac in the heart of the historic (and most charming) part of the village of Plazac in the Vézère Valley.

The entrance is via a stone staircase, hinting at a place full of character. Once you have climbed the steps, the door will open onto a magnificent living room with unusually high ceilings, featuring a beautiful mezzanine and a skylight. The ground floor also has a kitchen, a laundry area, a bathroom with shower and bathtub, and a separate toilet. Upstairs is a dressing leading to two bedrooms, including the master bedroom which includes a toilet, a sink and a veranda.

Outside, the terrace gives direct access to the master bedroom upstairs and the kitchen downstairs. A spacious basement divided into four areas is currently used for storage.

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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Virtual tour available

GROUND FLOOR

Living room 37.5 m²

Kitchen 16 m²

Laundry room 4.5 m²

Toilet 1.7 m²

Bathroom with bath and shower 7.8 m²

FIRST FLOOR

Mezzanine 29 m²

Hallway 5.2 m²

Bedroom 10 m²

Master bedroom 14 m² + WC with washbasin 4 m²

EXTRAS

Entrance hall 10 m²

Master bedroom veranda 11 m²

Rear terrace approximately 50 m²

Basement 56 m² : hallway 7 m² + wood storage 29 m² + utility room 10 m² + storage/cellar 10 m² (hot water tank)

LOCAL TAXES

Taxe foncière: **820 EUR**

Taxe habitation: **EUR**

NOTES