

Traditional Périgord house in an exceptional setting. Price negotiable



## INFORMATION

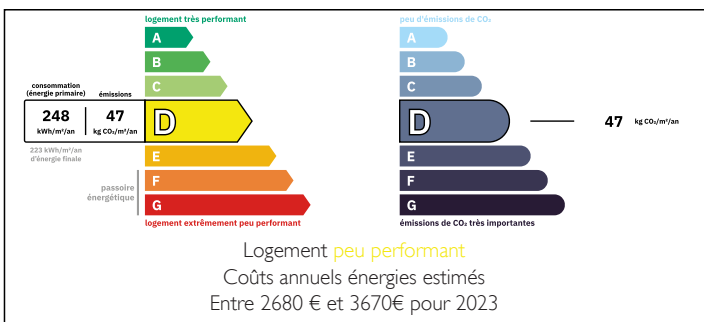
Town:	Les Eyzies
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	13000 m2

## IN BRIEF

Nestling in a verdant setting on a listed site, this charming 126 m<sup>2</sup> house boasts a peaceful setting and exceptional surroundings. With around two hectares of land and woodland, it offers generous living space, ideal for families looking for tranquillity. Comprising five rooms, including three spacious bedrooms, this home combines comfort and practicality. The bathroom and two WCs are a real asset for everyday life. The south-facing aspect ensures plenty of light throughout the day, creating a warm and welcoming atmosphere. Built around 1900, the house has undeniable charm. Well-maintained, it is in good general condition, allowing immediate move-in without major works. However, some improvements may be required, such as to the kitchen and some updating. Close to Le Bugue and Les Eyzies, with all amenities. Visit without delay!



## 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

Firstly, the region is renowned for its natural beauty, with picturesque landscapes, lush green valleys and rich biodiversity. Its proximity to prehistoric sites and hiking trails makes it an ideal place for nature and history lovers. What's more, the peace and quiet and clean air offer an appreciable quality of life, far from the hustle and bustle of urban life.

The house comprises

Ground floor: a 30 m<sup>2</sup> lounge/dining room with fireplace.

A 27 m<sup>2</sup> living room. An 11 m<sup>2</sup> kitchen and a toilet.

First floor: 3 bedrooms of approx. 16 m<sup>2</sup>, a bathroom of approx. 5 m<sup>2</sup>, a terrace of approx. 12 m<sup>2</sup>.

An outbuilding with a new gas-fired boiler, an 8 m<sup>2</sup> workshop and a cave in the rock.

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

## LOCAL TAXES

**Taxe foncière: 761 EUR**

## NOTES