

A luminous open plan 3 bedroom house with a source and over 1 ha overlooking a pretty valley

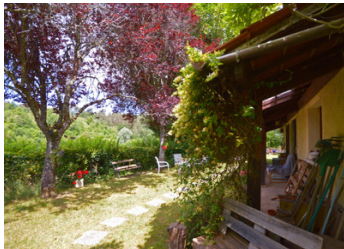


INFORMATION

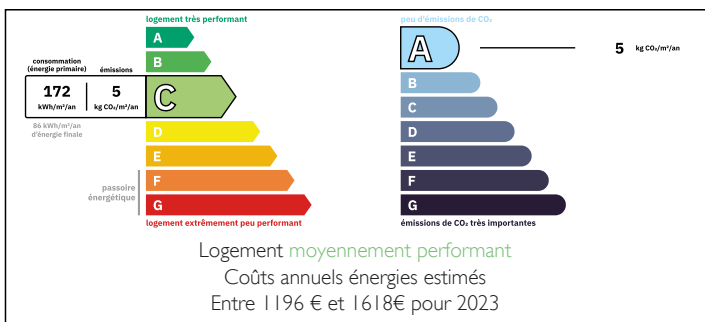
Town:	Plazac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	101.5 m2
Plot Size:	10637 m2

IN BRIEF

A 3 bedroom house built in 1968 with a large open plan living area and two bedrooms and a washroom upstairs and a downstairs bedroom bathroom and a second kitchenette that can be a separate studio apartment or open to the rest of the house. The house has a source with an electric pump and a cistern for free water supply for the garden.

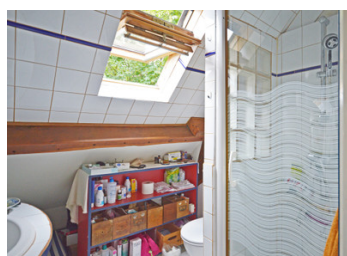


ENERGY - DPE



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

Ground floor

Open plan kitchen/sitting/dining room with a wood burner 50 m²

Large, fitted pantry cupboard 4 m²

W/c with washbasin 1,5 m²

Small rear hall/sitting room with kitchenette and dressing cupboard 14 m² (can be separate studio apartment)

Ensuite bathroom with bath, washbasin and w/c 5 m² (part of studio option)

Upstairs bedroom 8 m² (20 m² floor area) (part of studio option)

Covered Terrace and BBQ

1st floor (accessed from main living room)

Landing 2 m²

2nd bedroom built in cupboard 9 m²

Washroom with shower, washbasin and w/c 3 m²

3rd bedroom 9 m²

Outside

Water source and pump (+ cistern)

Land 10,637 m²

Amenities

Local shops and restaurant and primary school 2 minutes by car

Nearest supermarket 18 minutes

Nearest train station (Thenon) 22 minutes

Nearest airport (Bergerac) 1 hour

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