

Charming historical Stone terraced property in the heart of a beautiful ancient village near Sarlat la Canéda



## INFORMATION

Town:	Salignac-Eyvigues
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	400 m <sup>2</sup>



## IN BRIEF

A rare opportunity to acquire this historical Stone 4 bedroom property in the pretty village of Salignac-Eyvigues.

15 mins drive to Sarlat, 20 mins to Montignac and the caves of Lascaux

Ready to be restored into a beautiful family home or second home with income potential

Built in 1750, many of the original features have been preserved.

180m<sup>2</sup> of versatile habitable space on 2 floors, huge attic space.

Dual street facing entrances offers the possibility to convert into 2 separate residences.

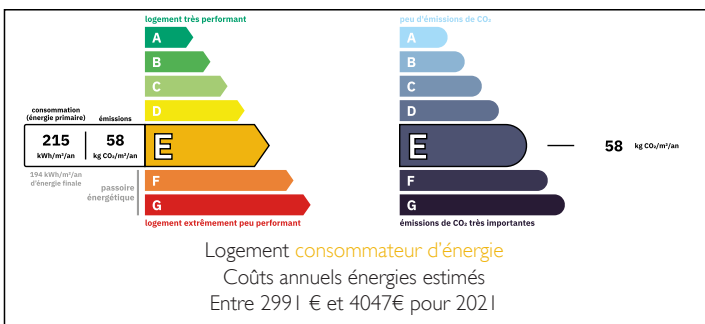
400m<sup>2</sup> plot with Barn and outbuilding

Central village location makes it walking distance to all amenities.

The ground floor features a welcoming living/dining room with open fireplace, with partly stone walls. A second living room has a bathroom leading off it. It could be converted into a ground floor bedroom.



## 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

This charming terraced property, dating back to 1750, is full of character and history. Many original features have been beautifully preserved, including part of the traditional lauze stone roof, offering a rare opportunity to restore and enhance a true period gem.

Located in the historical old village of Salignac-Eyvignes, with some buildings dating back to 15th Century, it is full of charm. All amenities are on the door step including popular restaurants, post office, local weekly market, boulangerie, local farm shop, supermarket.

With 180 m<sup>2</sup> of versatile living space across two floors, plus a vast attic that could be converted, the property is ideal as a family home, second residence, or a project with excellent rental income potential.

Set on a 400 m<sup>2</sup> plot, it also benefits from a 50 m<sup>2</sup> barn at the end of the garden and an additional outbuilding. The barn could be restored, repurposed, or even replaced with a swimming pool (subject to planning permission), offering exciting possibilities to add value.

### Ground Floor:

Spacious living/dining room (39 m<sup>2</sup>) with open fireplace and direct street access,  
Second living/dining room (25 m<sup>2</sup>), also with street access – ideal for conversion into a ground-floor bedroom or a self-contained space,  
Bathroom (7 m<sup>2</sup>) leading from the second living room,  
Large kitchen (22m<sup>2</sup>)with access to the garden, barn (50m<sup>2</sup>), and outbuilding,

### First Floor:

Four generously proportioned bedrooms (19 m<sup>2</sup>, 14 m<sup>2</sup>, 24 m<sup>2</sup>, 13 m<sup>2</sup>)  
Family bathroom (6 m<sup>2</sup>)  
Separate WC

## LOCAL TAXES

Taxe foncière: **976 EUR**

Taxe habitation: **EUR**

## NOTES