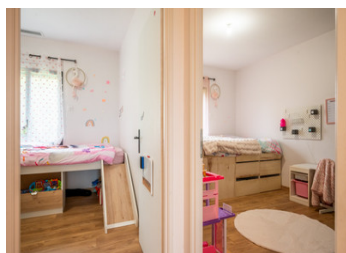
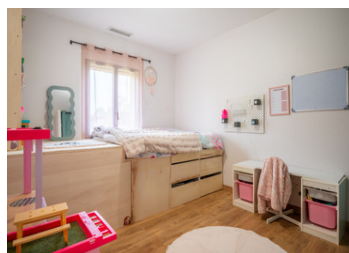
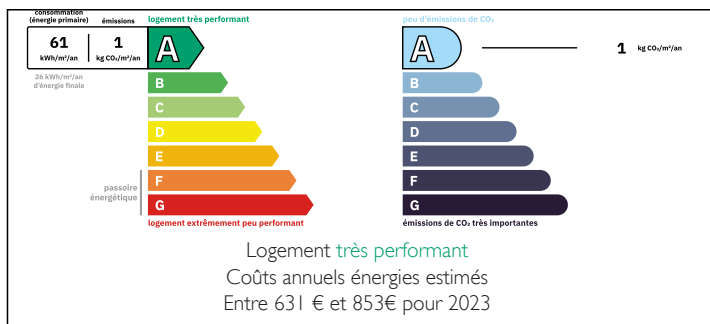


Contemporary house, comfort and views of the hills.



## ENERGY - DPE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Les Eyzies |
| Department: | Dordogne   |
| Bed:        | 3          |
| Bath:       | 1          |
| Floor:      | 125 m²     |
| Plot Size:  | 3608 m²    |

## IN BRIEF

Located in a prime location, in a quiet area on the heights, this beautiful, only recently completed contemporary house offers comfort, ease of use and charming views in the heart of the Périgord Noir.

Its attractive setting can be enjoyed both from the gardens and from inside the house, which is resolutely modern, thanks in part to the numerous bay windows found in the living areas.

The property could be ideal for a young active family, or as a second home requiring little maintenance during your stays in the area.

Possibility of building an outbuilding, swimming pool, etc.

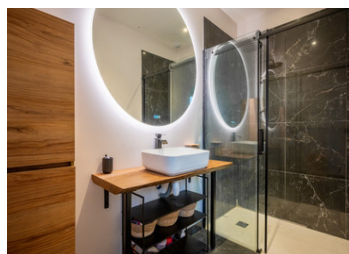
Interior surface areas:

Living room - 59 m² (kitchen 15 m²/living room 43 m²)

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.

Heating via...



## DESCRIPTION

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Interior surface areas:

Living room - 59 m<sup>2</sup> (kitchen 15 m<sup>2</sup>/living room 43 m<sup>2</sup>)

Laundry room - 7.5 m<sup>2</sup>

WC - 2.5 m<sup>2</sup>

Hallway - 5 m<sup>2</sup>

Master bedroom - 16 m<sup>2</sup> + shower room - 4.5 m<sup>2</sup>

Bathroom - 5.5 m<sup>2</sup>

Bedroom - 12.5 m<sup>2</sup>

Bedroom - 11 m<sup>2</sup>

Heating via reversible air conditioning

Les Eyzies and all amenities 10 minutes away  
Sarlat, St-Cyprien and Le Bugue less than 20 minutes away

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

## NOTES