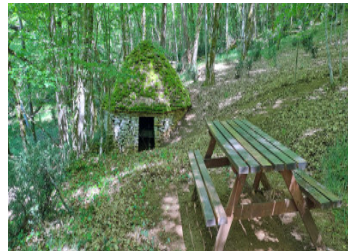


Authentic Périgord Estate on 9 Hectares



INFORMATION

Town:	Proissans
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	90349 m2

IN BRIEF

Just 8 minutes north of Sarlat, beautiful ensemble of two stone houses set on over 9 hectares of land, featuring a traditional borie.

The first house, of approximately 130 m², comprises on the ground floor:

- two living rooms with fireplaces,
- an open-plan kitchen,
- and a separate WC.

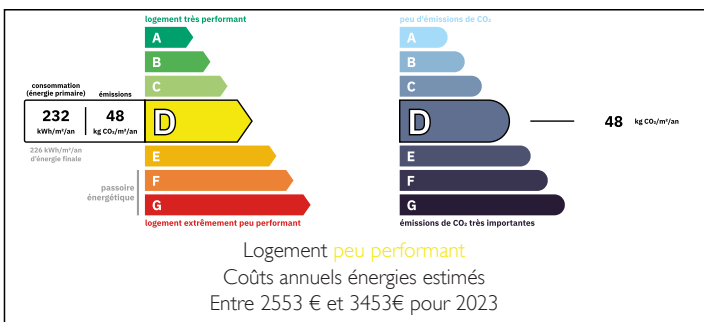
Upstairs, a landing leads to three beautiful bedrooms, a shower room, and a separate WC.

The second house, of approximately 70 m², offers:

- an entrance hall leading to a spacious bedroom,
- a shower room,
- a WC,
- and an open kitchen leading onto the living/dining room.

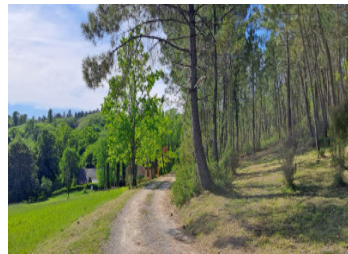
The upper floor features a charming mezzanine that

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

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- an entrance hall leading to a spacious bedroom,
- a shower room,
- a WC,
- and an open kitchen leading onto the living/dining room.

The upper floor features a charming mezzanine that can be used as an additional bedroom.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES