

Authentic 100% Périgord Stone House with Swimming Pool – 156 m² of Living Space



INFORMATION

Town:	Salignac-Eyvigues
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	156 m ²
Plot Size:	3293 m ²



IN BRIEF

Authentic Périgord Stone House with Pool – 156 m² Living Space

Set in a peaceful environment in Salignac-Eyvigues, this character property offers 156 m² of living space on a 3,293 m² plot, with potential to extend.



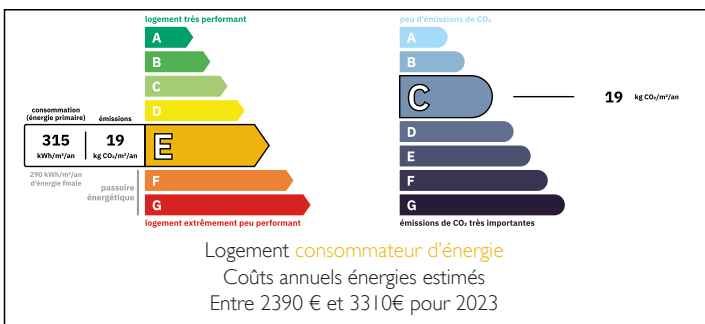
Recently renovated in-ground pool: main pool 6 x 6 m (1.20–1.60 m deep) plus adjoining 3.5 x 3 m pool (0.50 m deep). New liner and equipment. Terrace with stone barbecue and 10 m³ rainwater tank. South-east exposure.



Mostly single-level living: entrance, separate kitchen, living/dining room with stone fireplace. Master bedroom 16 m² with en-suite 9 m², utility 9 m², bedrooms 13 m², 12 m², office 10 m², shower room + WC.

ENERGY - DPE

Semi-basement 104 m² (garage/workshop).



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.

Solid structure, excellent potential.



DESCRIPTION

Authentic 100% Périgord Stone House with Swimming Pool – 156 m² of Living Space

Located in the commune of Salignac-Eyvigues, in a peaceful and preserved setting, this character property offers approximately 156 m² of living space on a 3,293 m² plot, with the possibility to extend the land.

The garden features a recently renovated in-ground swimming pool:

Main pool 6 x 6 m (depth from 1.20 m to 1.60 m)

Adjoining pool 3.5 x 3 m (depth 0.50 m)

Recent technical equipment, reinforced liner and pump. A terrace with stone barbecue and a rainwater collection tank of approximately 10 m³ complete the outdoor space. South-east exposure ensures excellent natural light.

The house offers mainly single-level living (4 steps between day and night areas) including an entrance hall, separate kitchen, and living/dining room with open stone fireplace.

Sleeping area:

Master bedroom 16 m² with en-suite bathroom 9 m² (bath and shower)

Utility room 9 m² with internal access

Two bedrooms 13 m² and 12 m²

Bedroom/office 10 m²

Shower room with WC + separate WC

Semi-basement of approx. 104 m² (double-door garage, workshop, storage).

Convertible attic space of approx. 140 m², including 82 m² on concrete flooring, easily transformed into

LOCAL TAXES

Taxe habitation: EUR

NOTES