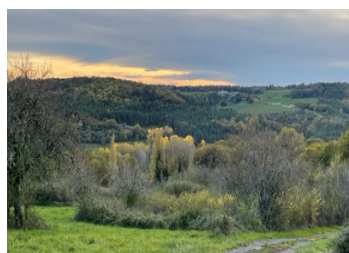


Two houses to be renovated with a barn, 6 acres and a spectacular view in the Perigord Noir

EXCLUSIVE



## INFORMATION

Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	170 m2
Plot Size:	23654 m2

## IN BRIEF

A charming property complex with potential for renovation, set on 2.3 hectares of land, just a stone's throw from Montignac and the Lascaux Caves. Two stone houses (80m<sup>2</sup> and 90m<sup>2</sup>), each with three rooms, original fireplaces, vaulted cellars and convertible attic space. A barn of 200m<sup>2</sup> on 2 levels with exposed beams and a recently replaced roof. Gently sloping land, trees (including a hundred-year-old elm) and unobstructed views facing south-west.

## ENERGY - DPE

DPE not required.

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

A unique property complex to be revitalised – stunning views, 2.3 hectares of land, a stone's throw from Montignac and the Lascaux Caves.

Set amidst the unspoilt countryside of the Périgord Noir, on the heights of the secluded Laurence Valley, this rare property offers an idyllic setting for a charming holiday home, a venue for events, or a new life in the countryside.

Located less than 10 minutes from the Lascaux Caves and the town of Montignac, with its markets, restaurants and amenities available all year round, the property comprises two traditional Périgord houses, a stone barn, outbuildings and 2.3 hectares of adjoining land, including 3,600m<sup>2</sup> of buildable land, all forming a small, private hamlet in absolute tranquillity.

Two stone houses (approx. 80m<sup>2</sup> and 90m<sup>2</sup>), each with 3 rooms, original fireplaces

including two cantous, vaulted cellars and convertible attic space - A large 200m<sup>2</sup> barn on two levels, with beautiful timber framing and a recently replaced roof - Outbuildings to be renovated as required - A single, gently sloping plot, wooded (with a hundred-year-old elm) and offering unobstructed

south-west facing views - An ideal setting for a swimming pool, landscaped garden, vegetable patch, small orchard, or relaxation area

Also suitable for year-round living, whether self-sufficient or for rural activities: - Fertile land ideal for market gardening and small-scale livestock farming (horses, sheep, etc.) - Nearby communal well for watering - Part of the land is zoned for building - Shops, schools and amenities just...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES