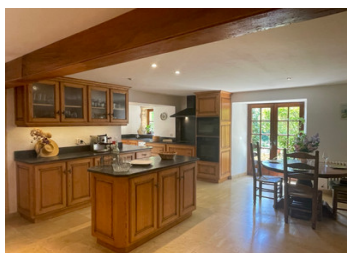


In the Périgord Noir region: Elegant and charming property with gîte in the heart of Les Eyzies



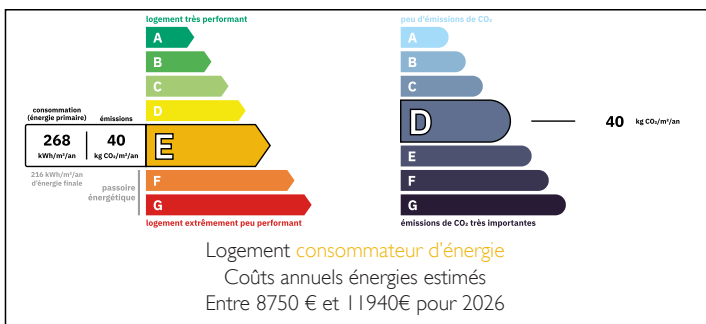
INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	290 m2
Plot Size:	15000 m2

IN BRIEF

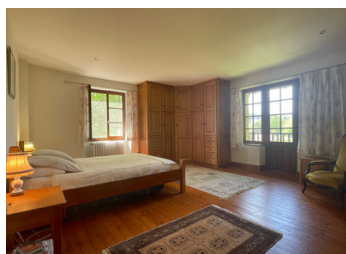
Perfectly located just a short walk from shops, restaurants and the train station, this outstanding property offers both convenience and exceptional charm. The main house features spacious, light-filled interiors and high-quality finishes throughout. On the ground floor, you'll find a fully equipped kitchen with dining area, 2 inviting living rooms—one with a period fireplace and the other with a wood-burning stove—as well as a bathroom. Upstairs, the property offers 3 bedrooms, including one with an en-suite bathroom, a beautiful pink marble family bathroom, a generous landing, and a bright additional room ideal as a study or guest bedroom. Enjoy breathtaking views over the caves and church from the terraces. Outside, the landscaped garden, swimming pool, vegetable garden and fruit trees create a wonderful setting for relaxation and entertaining. An elegant gîte, adds excellent accommodation and income potential with 3...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Measurements in m2 approx.

Main House

Ground Floor

- Entrance hall
- Spacious kitchen of 31 sqm
- Two living rooms of 39 sqm and 30 sqm
- Bathroom of 6 sqm

First Floor

- Bathroom of 10 sqm
- Master suite with private shower room of 32 sqm
- Two bedrooms of 11 sqm and 18 sqm
- Office of 35 sqm

Guest House

Ground Floor

- Dining room of 26 sqm
- Living room of 12 sqm
- Kitchen of 7 sqm
- Bathroom of 3.6 sqm

First Floor

- Three bedrooms of 10 sqm, 8 sqm, and 19 sqm
- Small child's room or storage space of 9 sqm
- Bathroom of 4.8 sqm

Highlights

- Generous living space
- Several reception areas
- Independent guest house
- Ideal for remote working thanks to the spacious office
- Plenty of bedrooms

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