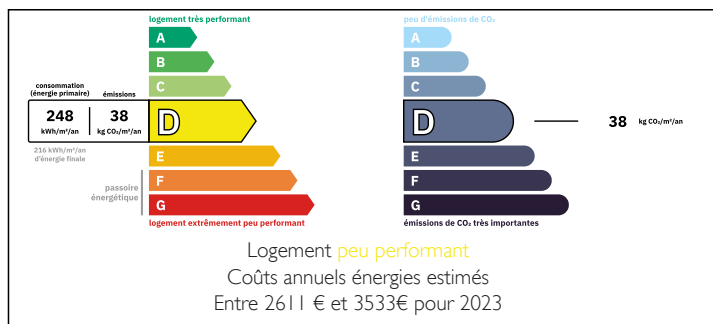


Charm full village property – three houses, a swimming pool and unobstructed views



ENERGY - DPE



INFORMATION

Town:	Les Eyzies-de-Tayac-Sireuil
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	245 m2
Plot Size:	1575 m2

IN BRIEF

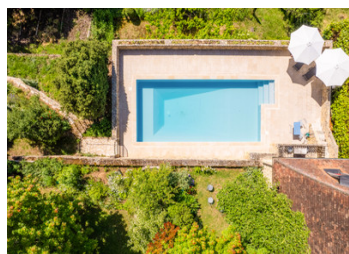
In the heart of a preserved hamlet in the Périgord, this stone-built property offers 245 m² of living space on enclosed, landscaped grounds. South-facing, it enjoys open views over the countryside and a private setting that preserves its seclusion. Its character comes as much from the atmosphere as from the materials: stone floors, solid oak woodwork and generous volumes give the whole an authentic feel.

Main house (150 m²): a stone-flagged entrance leads to an eat-in kitchen and a sitting room, both opening onto the terrace; upstairs, two bedrooms, one a suite with dressing room, study and private shower room.

The Barn (45 m²): living room, kitchen and shower room on the ground floor, sleeping area under a fine timber frame above.

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 foncière: 1577 EUR

NOTES

DESCRIPTION

In the heart of a traditional hamlet in the Périgord Noir, in a quiet and unspoilt setting, this characterful property offers around 245 m² of living space, divided between a period main house and two independent gîtes. It is arranged around well-kept gardens, a pool with open views and a few outbuildings, on enclosed grounds of about 1,575 m².

The property combines Périgord authenticity — honey-coloured stone, exposed beams, traditional floors — with the comfort of a home that is immediately liveable and ready to use, carefully maintained over the years.

The main house — 150 m²

From the entrance, the quality of the place speaks for itself: stone flagging, exposed beams, dressed-stone walls. The large kitchen, the heart of the house, is fully equipped around a fine range cooker; its size and convivial feel make it a true family kitchen. The sitting room continues this mood with its stone fireplace and period materials, a warm space in every season. A utility room and a WC with hand basin complete this level.

Upstairs, a large suite brings together bedroom, dressing room, study and shower room with WC, alongside a second bedroom with its own bathroom and WC.

The Barn — guest house, 45 m²

A former barn carefully restored, this guest house has a distinct architectural character. The living room, with a kitchen and a shower room with WC, retains all the charm of the old building. Above, a sleeping area sits beneath a fully rebuilt exposed timber frame, full...