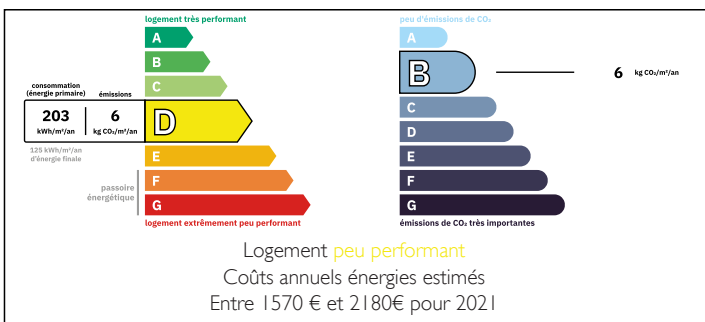


## Exceptional Perigord Estate with Panoramic Views and Conversion Barn



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Plazac   |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 3        |
| Floor:      | 180 m2   |
| Plot Size:  | 10200 m2 |

## IN BRIEF

Nestled in a secluded setting on the heights of Plazac, within approximately one hectare of land, this authentic 19th-century Perigord stone house comes with a barn and enjoys superb open views across the valley.

Offering around 180 m² of living space, the property features a kitchen with fireplace, a cosy living room, a spacious glazed reception room with a wood-burning stove, four bedrooms, two shower rooms, one bathroom and four toilets. A utility room equipped with a recent heat pump completes the accommodation.

The house retains all the charm of a traditional Perigord home, with exposed beams, solid wood flooring and a beautiful stone fireplace.

Outside, the property benefits from a landscaped garden, a dry-stone terrace, a natural spring and a barn with planning permission for conversion.

Individual septic tank system. Optic fiber.

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

This charming property enjoys exceptional panoramic views over the Côte de Jor, the lake and the medieval village of Plazac. A large shaded terrace welcomes you before entering the house.

The accommodation is arranged as follows:

On the ground floor, featuring traditional terracotta floor tiles, you will find an entrance hall, a separate WC, an open-plan kitchen with a stone fireplace, a cosy living room, and a magnificent fully glazed living area of approximately 35 m<sup>2</sup> with breathtaking views and a wood-burning stove. This level also includes a master bedroom with an en-suite shower room and WC.

Upstairs, a landing leads to two further bedrooms and a family bathroom with WC.

On the garden level, an additional bedroom with its own shower room and WC, accessible independently from outside, provides ideal guest accommodation. This floor also includes a utility room and a boiler room.

The property benefits from an air-to-water heat pump, a water softener, double-glazed windows and traditional wooden shutters.

As for the outbuildings, the property includes a barn of approximately 45 m<sup>2</sup> with potential for conversion into additional living accommodation (plans available), a wood store and an attic.

A natural spring provides an independent water source, ideal for filling a future swimming pool or irrigating the garden.

Ideally located in the heart of the Golden Triangle of the Périgord Noir, this sought-after property combines tranquillity with convenience. It is close to Buddhist retreat centres, local amenities and many of the region's most popular tourist attractions.

## NOTES