

## 2-Bed Energy-Efficient Home with Solar, 1,896m Garden, Walking Distance to Village



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Savignac-Lédrier |
| Department: | Dordogne         |
| Bed:        | 2                |
| Bath:       | 1                |
| Floor:      | 64 m2            |
| Plot Size:  | 1896 m2          |



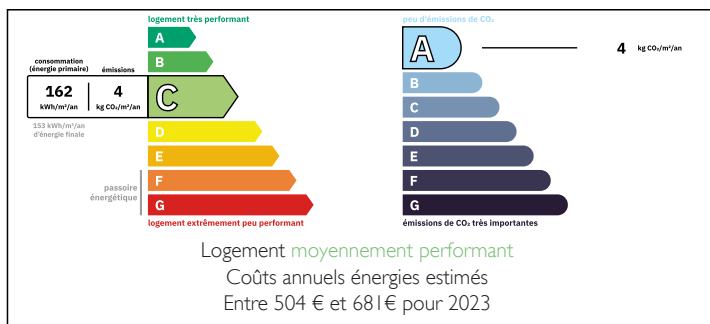
## IN BRIEF

Located in Savignac-Lédrier, in a beautiful and peaceful setting, this 2-bedroom home offers an excellent combination of energy efficiency, comfort and convenience.

Within walking distance of the village of Payzac with its local amenities, and close to the popular sites of The Forge at Savignac-Lédrier and the Cascade du Saut Ruban, the property also benefits from easy access to Excideuil and Pompadour.

Surrounded by nature yet not isolated, this is an ideal home or holiday retreat.

## 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.



## DESCRIPTION

This highly energy-efficient property benefits from solar panels providing self-consumption electricity (with minimal grid top-up required), solar water heating, and extensive insulation throughout the floors and ceilings, resulting in very low running costs.

The front door opens into the kitchen, positioned next to the main living room, offering the option to retain two separate rooms or open them into a spacious 30m<sup>2</sup> living area.

There are two double bedrooms and a shower room on the main level.

An external staircase provides access to the loft, offering excellent potential for future conversion or extension (subject to permissions).

Below the house, a cellar provides a useful workshop and storage space.

Outside, the property enjoys a pleasant front terrace, extensive gardens to the side and rear, mature fruit trees, a shared well, and ample private parking within the 1,896m<sup>2</sup> grounds.

Set in a peaceful environment surrounded by nature, the property is also just a short walk from the village of Payzac, which offers local amenities including a bar/tabac, hairdresser and bank.

Nearby attractions include The Forge of Savignac-Lédrier and the Cascade du Saut Ruban, with the larger towns of Excideuil and Pompadour easily accessible.

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

## LOCAL TAXES

Taxe foncière: 115 EUR

## NOTES