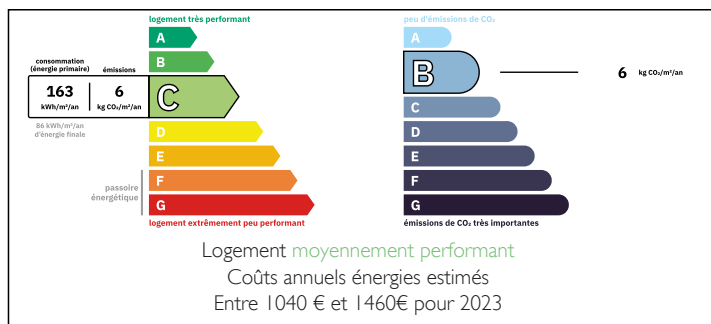


Village House with Garden & Covered Terrace – Saint-Léon-sur-Vézère



ENERGY - DPE



INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	159 m2

IN BRIEF

In the heart of the highly sought-after village of Saint-Léon-sur-Vézère, this charming stone house enjoys a particularly rare feature: a private garden with a covered terrace, creating a natural extension of the living space.

Comfortable throughout, the property has benefited from extensive recent improvements, including a new roof, replacement of all windows and doors with timber double glazing, and the installation of reversible air conditioning.

The ground floor comprises an open-plan kitchen and dining room, with a hallway leading directly onto the terrace and garden. Upstairs are a spacious sitting room, a bedroom with built-in wardrobes, and a bathroom with WC.

The covered terrace is complemented by a storage room and a separate WC, while additional storage is

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.

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LOCAL TAXES

Taxe foncière: **666 EUR**

NOTES

DESCRIPTION

Located in the heart of Saint-Léon-sur-Vézère, one of the Périgord Noir's most sought-after villages, this charming stone house enjoys a privileged setting just a short walk from the village shops, the river and local amenities.

Behind its traditional façade, the property offers a warm and welcoming interior. The ground floor features an open-plan kitchen and dining room, with a hallway leading directly onto the covered terrace and garden. This pleasant outdoor space provides a natural extension of the house and is perfect for al fresco dining or simply relaxing during the warmer months. The terrace also benefits from a separate WC and a useful storage room, while additional storage is accessed directly from the street.

Upstairs, the property offers a spacious sitting room, a bedroom with built-in wardrobes and a bathroom with WC.

The house has been carefully maintained and significantly improved in recent years, including a new roof, replacement of all windows and doors with timber double glazing, and the installation of reversible air conditioning, ensuring year-round comfort.

The attic offers interesting possibilities for future use.

Whether as a permanent home, an easy-to-maintain holiday property or a lock-up-and-leave second home, this attractive village house combines character, comfort and a highly desirable location in one of the Dordogne's most beautiful villages.

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