

On the outskirts of Saint-Astier: a peaceful family home offering the potential for two separate dwellings, a



INFORMATION

Town:	Saint-Léon-sur-l'Isle
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	25425 m2

IN BRIEF

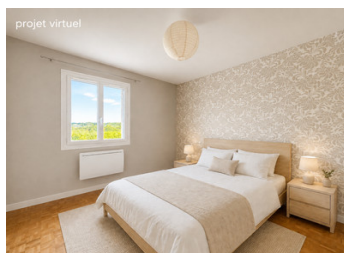
On the outskirts of Saint-Astier A peaceful family home offering the potential for two separate dwellings, a truffle field and 2.5 hectares of land

House with a basement comprising:

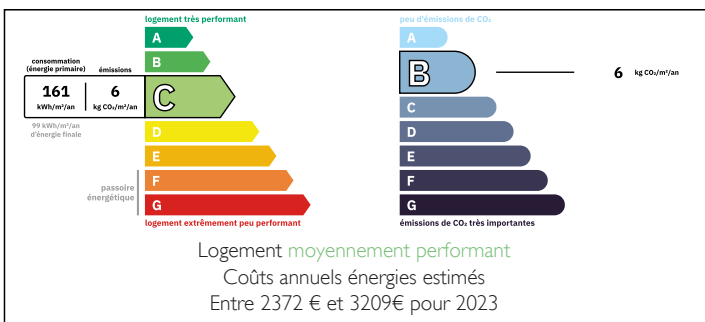
- Upstairs: 1 fitted kitchen opening onto a combined living and dining room, 3 bedrooms, 1 WC and 1 shower room
- In the basement: 1 garage, 1 cellar, 2 bedrooms (1 of which has a shower room and walk-in wardrobe), 1 kitchen/utility room and 1 toilet
- Outside: 2 terraces (1 with a barbecue), a 100 m² shed and a truffle field

Highlights of this property:

- Very well maintained
- 25,000 m² plot, fully enclosed and wooded, with 2 gates, 1 of which is electric
- Potential to create 2 separate dwellings
- Suitable for single-level living



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

Set in a peaceful, leafy setting on the outskirts of Saint-Astier, discover this beautiful family home offering spacious rooms, 5 bedrooms and 2.5 hectares of fully enclosed, wooded grounds, complete with a truffle field and a 100 m² shed. The layout also allows for the creation of two separate dwellings, making it ideal for a family project or as a rental property.

Highlights of this property:

- Very well-maintained house
- 25,000 m² plot, fully enclosed and wooded, with 2 gates, one of which is electric
- Potential to create 2 separate dwellings
- Suitable for single-storey living
- Very light and airy 60 m² living room
- Fully fitted kitchen
- Solar panels and fibre-optic broadband
- Truffle grove with 100 trees
- 2 terraces, one of which has a barbecue and pizza oven
- 1 plot suitable for building
- 5 bedrooms
- Double-glazed PVC window frames
- Air conditioning in the living area
- 100 m² shed
- 1 plot suitable for building

Close to the railway station and the A89 motorway

A rare property due to its setting, size and potential, which will appeal equally to a family looking for space and a buyer wishing to develop a family home or rental property. Don't delay – come and see it now!

Translated with DeepL.com (free version)

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

NOTES