

Stone village house with independent apartment, garage and 448 m garden



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m ²
Plot Size:	448 m ²

IN BRIEF

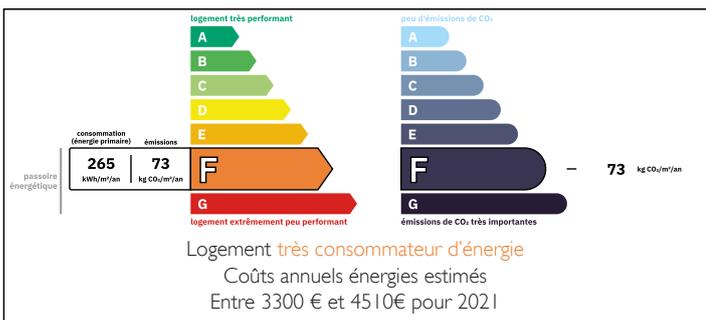
Charming stone village house with independent studio and garden

Located in the heart of the village of Plazac, with shops nearby and set in a picturesque valley, this traditional stone village house offers approximately 165 m² of living space, complemented by an independent one-bedroom apartment (T2) of around 35 m², a garage, and a walled garden of 448 m².

Built partly over a cellar, the property offers excellent potential, whether as a main residence with rental income, a family home, or a mixed residential/professional project.

The outdoor spaces include terraces and a mature, tree-lined garden, providing a pleasant and private setting.

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

In the heart of the village of Plazac, a typical and charming village in the Périgord Noir, close to a river and major tourist sites, this stone-built house offers approximately 168 m² of living space.

The main house comprises, on garden level: a kitchen, two living rooms, one bedroom, a bathroom, a hallway, a boiler room and a storage room.

Upstairs, a landing leads to two bedrooms.

The property benefits from PVC double-glazed windows and oil-fired central heating (BOSCH boiler).

On street level, there is an independent one-bedroom apartment (T2) with electric heating, ideal for rental income or guest accommodation.

The house is connected to mains drainage.

Outside, the property features a landscaped garden, terraces, and a total plot of 448 m², as well as a 16 m² cellar and a 16 m² garage.

Additional features include:

PVC double glazing

Oil-fired central heating – BOSCH boiler

Mains drainage

Two independent water meters and two electricity meters

Garage (16 m²)

Some refurbishment work required.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1534 EUR

Taxe habitation: EUR

NOTES