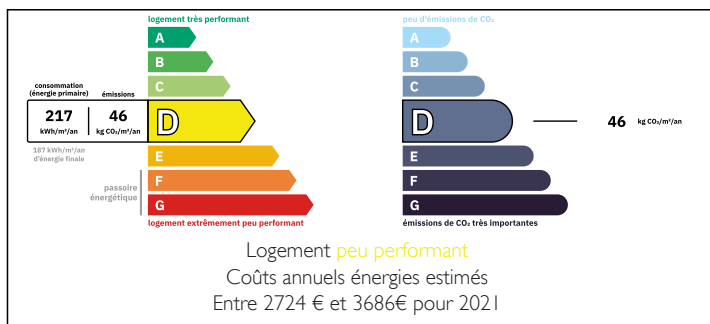


## Discover Your Dream Woodland Retreat in the Heart of the Dordogne



## ENERGY - DPE



## INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	2555 m2

## IN BRIEF

Escape to serenity with this exquisite holiday home, nestled amidst the lush woodlands near one of France's most picturesque villages, Saint-Léon-sur-Vézère. This enchanting property offers the perfect blend of rustic charm and modern comfort, making it an idyllic retreat for families, couples, or anyone seeking a tranquil escape.

The living area features an open fireplace, perfect for cozy evenings in. Gather around the warmth, share stories, and create lasting memories.

The fully equipped kitchen offers everything you need to craft delicious meals and enjoy them in the company of loved ones.

With 3 spaced bedrooms, this home provides ample space for relaxation and unwinding.

A bathroom, designed for comfort, providing a soothing space to refresh.

Dive into your private swimming pool, offering a refreshing escape during warm summer days.

This holiday home is a chance to embrace a lifestyle

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

Located a stone's throw away from Saint-Léon-sur-Vézère, one of France's "Les Plus Beaux Villages," this property offers a unique opportunity to immerse yourself in the rich culture and history of the region. Explore charming streets, local markets, and unparalleled gastronomy, all at your doorstep.

Whether you're looking for a personal sanctuary, a family getaway, or an investment opportunity, don't miss the chance to own a piece of paradise in the Dordogne. Schedule your viewing today and start a new chapter filled with peace, beauty, and adventure.

Dimensions In m2 +/-

Kitchen: 15

Dining room: 14.5

Stay : 20

Bedroom 1 : 12

Bedroom 2 : 17,5

Toilet: 1.5

Storage: 3.5

Shower room : 5

Bedroom 3: 21

Room 4 - Workshop: 32

Front terrace: 70

Terrace : 22

Shelter: 17.5

Bedroom 5 (under cover): 15

Pool : 4 x 10

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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: 1300 EUR

Taxe habitation: EUR

## NOTES