

Spectacular ensemble with house, three gites, guest rooms, swimming pool and jacuzzi in Périgord Noir



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	300 m ²
Plot Size:	7500 m ²

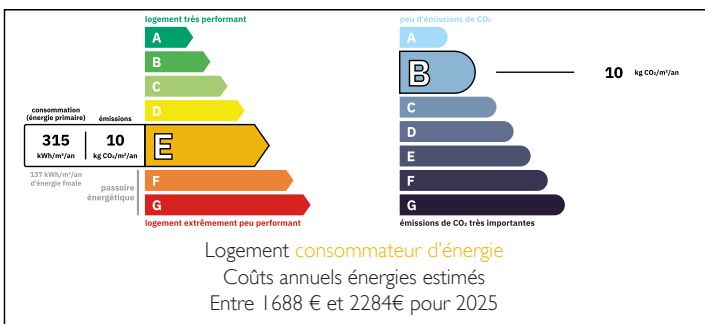


IN BRIEF

Spectacular touristic estate set in the heart of the Vezere Valley in the Dordogne. This charming ensemble includes owners accommodation along with three gites and a large pool area complete with outdoor kitchen and spa.

- 5 mins from Les Eyzies
- 10 mins to Le Bugue
- 25 mins to Sarlat
- 1 hour to Bergerac airport

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 back from the river in a peaceful location you will find:

A principle two bedroom house (100m²) composed of kitchen, living / dining room, bathroom and two WC.

A connected but private self contained one bedroom duplex (34m²) and rear terrace (kitchen, living / dining room and bathroom, WC).

A three bedroom gite with a living room / dining room, bathroom and WC

A one bedroom gite (44m²) with living room / dining room, bathroom and WC. Further space upstairs (27m²) with a bathroom, bedroom and WC (this can be rented separately or together as a large gite).

In addition you will find

12x5 swimming pool with large terrace and sun bathing area

Open air kitchen facilities

Spa / hot tub built in to a cave

Pretty gardens

Pond and source

Private parking

Outbuildings (c. 100m²) to restore

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

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **3500 EUR**

Taxe habitation: **EUR**

NOTES