

Charm full property: dwelling house, two gîtes, two swimming pools and outbuildings set on the hills



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	242 m2
Plot Size:	9630 m2

IN BRIEF

This charming set of three stone houses is located among a small little hamlet, in a peaceful setting on the hills. It offers potential income via the rental of its already active two gîtes, or the simple possibility to receiving friends and family independently.

The layout :

OWNERS' HOUSE

Ground floor:

Entrance hall, kitchen, utility room, WC, large living room, storage room

First floor:

Master bedroom with shower room, bedroom/dressing room (mezzanine), and another bedroom

LARGE GITE

Ground floor:

Living room/kitchen, shower room with WC,

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.

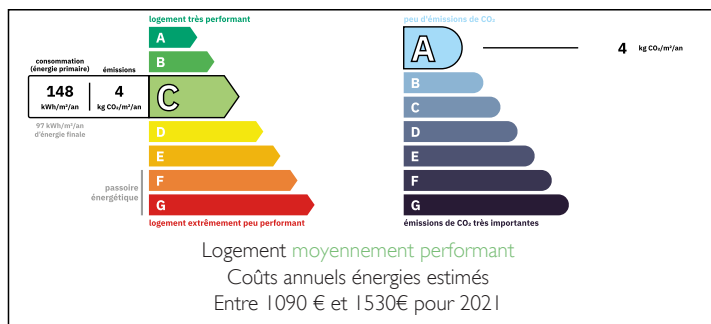
Two bedrooms

Additional features Email: info@leggett.fr

Two swimming pools, garage, workshops, carport, gardens and fenced meadows.



ENERGY - DPE





LOCAL TAXES

Taxe foncière:	2583 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

OWNER HOUSE - 117 m²

GROUND FLOOR

Entrance hall 3.9 m²

Kitchen 19 m²

Utility room 1.6 m²

WC 1,2 m²

Living room 44 m²

Storage room 6.5 m²

FIRST FLOOR

Corridor 4.5 m²

Master bedroom and shower room 17.5 m²

Dressing room 8.2 m² + small mezzanine

Bedroom 10.5 m²

GRAND GÎTE - 80 m²

GROUND FLOOR

Living room/kitchen

Shower room with WC

Bedroom

FIRST FLOOR

Two bedrooms

WC with washbasin

GITE - 50 m²

GROUND FLOOR

Living room/kitchen

Shower room with WC

FIRST FLOOR

Two bedrooms

EXTRAS

Large swimming pool: 9x6m

Pool: 6x3m

Chlorine treatment and safety shutters on each.

40 m³ rainwater collector with pump and irrigations in the garden.

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