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Ref: A33916CGI24 Price: 498 200 EUR agency fees included: 6 % TTC to be paid by the buyer (470 000 EUR without fees)

House with barn



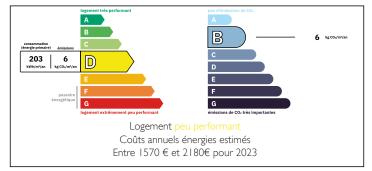








ENERGY - DPE



INFORMATION

Town:	Plazac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	10202 m2

IN BRIEF

Beautiful renovated traditional farmhouse with barn for conversion.

This spacious 4-bedroom house is situated at the end of a quiet cul-de-sac with magnificent views over the valley and countryside.

There are neighbours (not close by) but there are no overlooked neighbours.

An additional barn could be renovated and converted into a gîte.

The 10,200 m2 grounds (Possibility of buying an 10,000m2 more) include a garden area, fruit trees and pasture.

The village of Plazac is very dynamic and offers many activities, associations and opportunities.

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.

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LOCAL TAXES

Taxe foncière: Taxe habitation: 846 EUR EUR

NOTES

DESCRIPTION

Beautiful farmhouse with traditional barn and exceptional views.

This spacious 4-bedroom house is located at the end of a cul-de-sac with one neighbour but no neighbours.

An additional barn could be renovated and converted into a gîte.

The buildings form a beautiful, totally private courtyard.

The 10,200 m2 of land (with the possibility of buying a further hectare) comprises a garden area, fruit trees and pasture.

The main house (158 m2) has three floors. Ground floor with beautiful tiled floor and old wooden floor: Entrance hall (7 m2) Living/dining room (24 m2) Veranda/lounge/dining room with wood-burning stove (40 m2) Fitted kitchen (17 m2) En-suite bedroom (25 m2) Separate WC (1.5 m2) First floor with attractive flooring Night hall (7 m2) Two bedrooms (10 - 12 m2) Bathroom (7 m2) with washbasin, bath and WC Garden level One en suite bedroom (18 m2) Utility room (21 m2) Outside Private car park Beautiful shaded terrace and courtyard, old gate, shed Stone barn in need of renovation or conversion into habitable rooms with electricity (47m2 floor area, 2 storeys possible)

Heating by new heat pump, roof in very good condition, double glazing with shutters and new

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