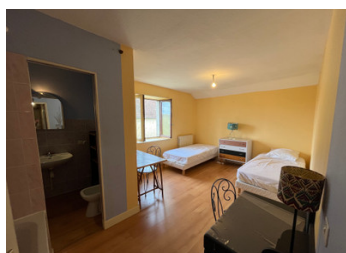


Périgord Noir, 130 m house near Saint-Léon-sur-Vézère in a peaceful setting



INFORMATION

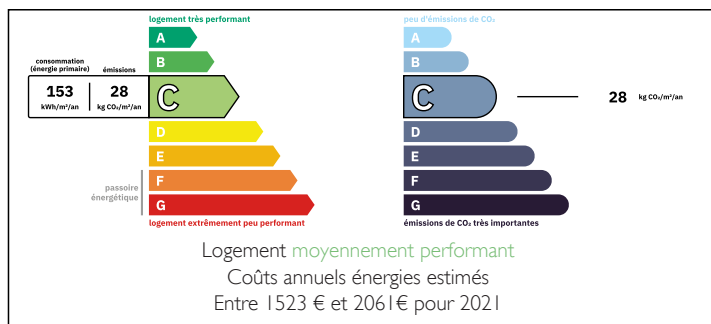
Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	689 m2



IN BRIEF

NÉGOCIABLE - In the privileged setting of the Périgord Noir, located near the center of Saint-Léon-sur-Vézère, this charming 130 m² house offers an ideal living environment. Set on a 689 m² plot, it benefits from an unobstructed view of a meadow, with no overlooking neighbors. The house presents significant potential with its generous spaces and authentic character. It consists of several spacious and light-filled rooms, perfect for creating a comfortable living area. The village, highly sought after for its tourism, landscapes, and local produce, is a desirable place to live. This house is an ideal investment for those looking for a property to renovate according to their tastes while enjoying the beauty and tranquility of the region. It is also worth noting that the owner is offering the sale of two other adjoining houses, allowing the possibility to...

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 privileged setting of the Périgord Noir, located in the beautiful village of Saint-Léon-sur-Vézère, this charming 130m² house enjoys a prime location. This village is renowned for its tourist appeal, exceptional landscapes, and local products, making it a highly sought-after place to live. Just a short walk from the village center, this 689m² property is a true haven of peace, with no overlooking neighbors, directly facing a lush green meadow, offering an unobstructed view and an exceptional natural setting.

The house itself features beautiful character with architectural elements that reflect its charm. Although requiring some refreshing according to your tastes and needs, this house offers incredible potential. With generous spaces, three bedrooms ranging from 10 to 15m², and a functional wood stove, it offers the opportunity to create a pleasant living space while preserving the authenticity of the property. Each room is filled with natural light thanks to large windows that provide a sense of space and comfort. This house is adaptable to various renovation projects and is ideal for those who wish to personalize their future home.

The 689m² plot is perfect for those seeking a peaceful, natural environment, while still being close to the amenities and services offered by the village.

This house is suitable for a family, a couple, or even an investor looking to create a holiday or residential project in a highly touristic area.

It is important to note that this house is part of a set of three properties available for...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES