

In the Périgord Noir - Authentic stone property ensemble in Saint-Léon-sur-Vézère



INFORMATION

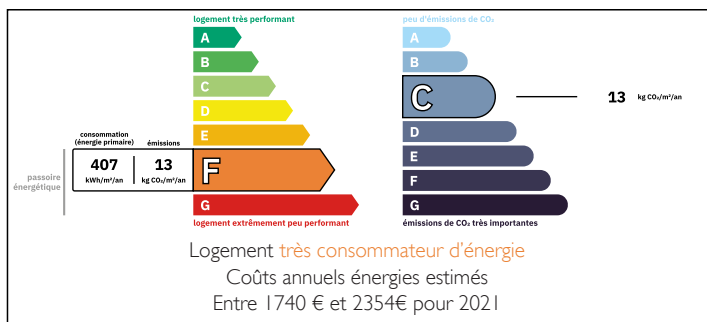
Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	700 m2

IN BRIEF

NÉGOCIABLE - In a privileged setting in the Périgord Noir, discover two independent houses located near the centre of Saint-Léon-sur-Vézère, a village renowned for its tourism, landscapes, and local produce. The first house, with an area of 90 m², and the second of 110 m², are situated in a peaceful and pleasant environment. One of the houses is currently rented, offering immediate rental income for a potential buyer. These two buildings, well-exposed and with great potential, require some refreshing to meet individual tastes and needs. The land is modest but sufficient for enjoyable use. These houses can be sold separately or together, with the option to also acquire the third property in the lot. This project presents a genuine opportunity given the asking price. I can assist you in estimating the costs for any necessary renovations.

A must-see without...

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 a privileged setting of the Périgord Noir, located just a few steps from the center of Saint-Léon-sur-Vézère, these two independent houses offer a peaceful living environment in one of the most sought-after villages in our department. The location is ideal, close to shops, schools, and of course, the natural and cultural wonders that make the region famous, including its tourism, exceptional landscapes, and local products.

The houses are arranged as follows:

The first house, currently rented, has an area of 90 m² and consists of a spacious living room, three bedrooms, and a bathroom.

The second house, larger at 110 m², offers more rooms. It features a large 46 m² living room with exposed stone and beams, an open-plan kitchen, several bedrooms ranging from 10 to 15 m², and generous proportions in the various rooms. Although some refreshing work is needed to adapt it to modern tastes, it offers enormous potential.

One of the two houses is currently rented, which can be an advantage for the buyer, particularly in terms of immediate profitability. This rental property generates a stable income, while the other, vacant, allows for immediate occupation.

The two houses are well positioned, independent of each other, but close enough that the owners can enjoy proximity while maintaining their privacy. The land, although modest, is spacious enough to create a garden or an enjoyable outdoor space. It may not be a large plot, but it meets the needs of those seeking a peaceful, functional living environment without...

LOCAL TAXES

Taxe habitation: EUR

NOTES