

In Périgord Noir, an authentic hamlet consisting of three buildings, located near Saint-Léon-sur-Vézère.



## INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	355 m2
Plot Size:	1693 m2

## IN BRIEF

In the heart of Périgord Noir, in Saint-Léon-sur-Vézère, this rare real estate ensemble offers you the opportunity to acquire three independent houses with great potential. This sought-after village, renowned for its heritage, landscapes, and tourist appeal, provides a peaceful living environment close to all amenities.

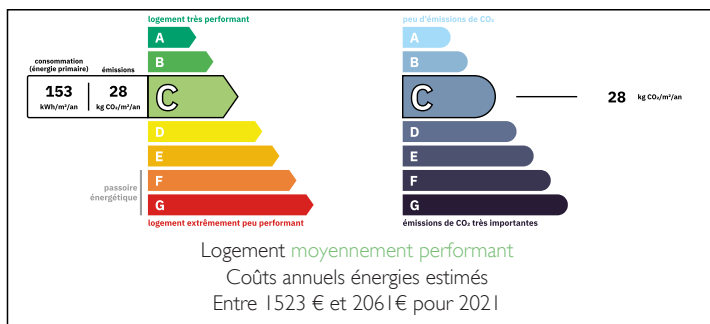
The first house, 135 m<sup>2</sup>, features a bright living room of over 30 m<sup>2</sup> with exposed beams and stone walls, along with spacious bedrooms ranging from 10 to 18 m<sup>2</sup>. Renovation work will allow you to modernize it to your taste.

The second house, 90 m<sup>2</sup>, is currently rented, ensuring a stable rental income.

The third house, 110 m<sup>2</sup>, includes a 40 m<sup>2</sup> living room with an open kitchen and several bedrooms (10 to 15 m<sup>2</sup>). While habitable as it is, it would



## 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.



## LOCAL TAXES

**Taxe foncière: 3000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

In the heart of Périgord Noir, in Saint-Léon-sur-Vézère—one of the region's most sought-after villages—this rare real estate opportunity offers you the chance to acquire three independent houses, each with significant potential for added value. The village, renowned for its historical heritage, breathtaking landscapes, and strong tourist appeal, provides a peaceful living environment while being close to shops, schools, and local attractions.

This property consists of three distinct houses, each offering great possibilities depending on your needs—whether for rental investment or a personal project.

The first house, 90 m<sup>2</sup> and currently rented, provides a stable rental income—an undeniable asset for an investor—and is fully equipped for comfortable living.

The second house, a spacious 135 m<sup>2</sup> property, boasts generous volumes, including a bright living room of over 30 m<sup>2</sup>. With exposed beams and stonework, this space is perfect for hosting a large family or entertaining guests. The bedrooms, ranging from 10 to 18 m<sup>2</sup>, are well-sized and offer fluid circulation. Some renovation work is needed to modernize the house, but the potential is enormous. It can easily be transformed into a comfortable family home or a secondary residence.

The third house, 110 m<sup>2</sup>, also offers a spacious, light-filled 40 m<sup>2</sup> living room with an open kitchen and multiple bedrooms (10 to 15 m<sup>2</sup>), creating a comfortable living space. Like the others, this house requires some refreshing but remains perfectly habitable in its current condition. It offers the possibility to create a home that reflects your style while preserving its charm...