

Character Home with Turret & 1.4 ha of Constructible Land – Razac-sur-l'Isle



INFORMATION

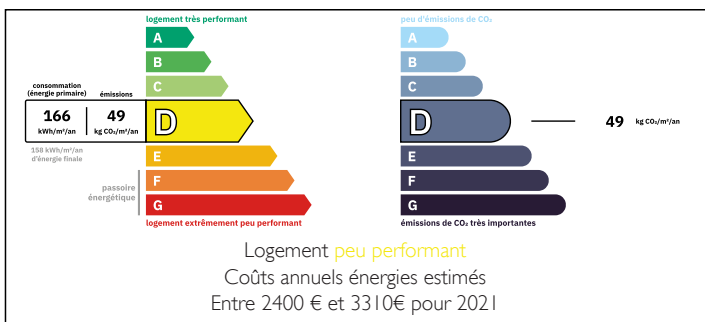
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|-------------|------------------|
| Town: | Razac-sur-l'Isle |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 183 m2 |
| Plot Size: | 14791 m2 |

IN BRIEF

In Razac-sur-l'Isle, this unique property combines a character home with turret and a vast 1.4 hectares of constructible land, with CU. With potential for up to 8 plots, plus spacious living areas, garage, and an independent turret section perfect for a guest annex, it offers a rare blend of lifestyle charm and investment opportunity.

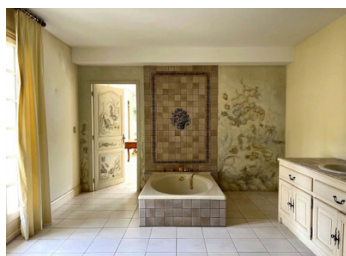


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Set in Razac-sur-l'Isle, this distinctive property offers both immediate comfort and long-term potential thanks to its large buildable landholding.

The house welcomes you with an entrance hall leading to a kitchen, which flows into a spacious double garage. A bright and expansive living room forms the heart of the home, featuring a character fireplace and hand-painted details. The main floor also provides a large bedroom, bathroom, and WC.

The property's turret adds real charm and flexibility: comprising two further bedrooms, a shower room, and storage, with both internal and independent external access. This layout makes it ideal for creating a self-contained guest annex, rental accommodation, or extended family space (subject to permissions).

The standout feature is the surrounding land. Extending to just over 14,000 m² and constructible with valid Certificates of Urbanism from early 2024. A subdivision study has already been carried out for the plots, offering clear development potential.

Perfectly located, the property is just 5 minutes from shops and essential services, with Bordeaux around 1h30 by car and Bergerac 50 km away.

This is a rare chance to acquire a property that blends lifestyle appeal — with its turret, character features, and flexible living — with serious investment opportunity through buildable land.

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