

Exclusive to Leggett- Beautiful newly renovated Stone property with 2 large barns, Perigord Noir, near Sarlat



EXCLUSIVE

INFORMATION

Town:	Bouzig
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	214 m ²
Plot Size:	4301 m ²



IN BRIEF

Charming, light-filled stone property, fully renovated throughout, with two large barns in a peaceful rural setting offering spectacular panoramic views.



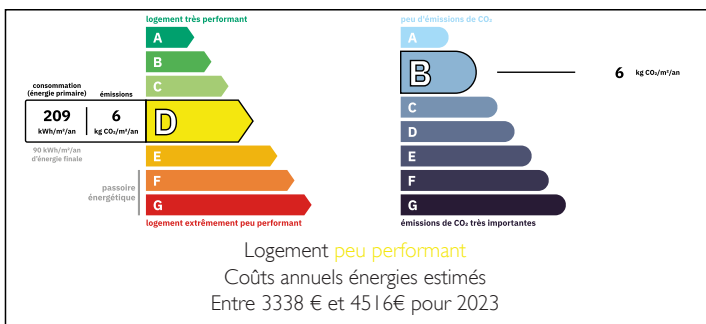
Ideally located on the edge of a pretty village, near the medieval town of Sarlat-la-Canéda and the pretty village of Cenac on the Dordogne River in the heart of the Périgord Noir.



The house offers 214 m² of living space on a flat plot of 4,301 m². Perfect as a family home, countryside retreat, or holiday business, with excellent rental potential from the conversion of the barns

On the ground floor, a spacious entrance hall leads to a bright living/dining room with fully fitted open-plan kitchen, a second lounge with fireplace, laundry room, two large ensuite bedrooms, plus an additional bathroom

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

Is it your dream to own an Enchanting Renovated Stone Property with Panoramic Views in the stunning Perigord Noir?

Escape to the heart of the Dordogne with this beautiful light-filled stone property. Built in 1800 and fully renovated with taste and style, it blends timeless French charm with modern comfort.

Nestled on the edge of a peaceful hamlet yet just minutes from a lively town with all amenities, it offers both tranquility and convenience. Surrounded by rolling countryside, the property is only 30 minutes from Sarlat-la-Canéda and enjoys spectacular panoramic views.

A sweeping driveway leads to the house.

LOCAL TAXES

Taxe habitation: EUR

Ground floor:

The spacious, light-filled entrance hall (16 m²) opens onto a large living/dining room (36 m²) with open-plan kitchen (18 m²) overlooking the landscaped garden.

A second cosy living room with wood-burning stove (20 m²) adds charm, while the laundry/utility room (12 m²) has direct garden access.

Two generous bedrooms (21 m² each), both with ensuite bathrooms, and a third large bathroom (18 m²) complete this level.

First floor:

A white-painted wooden staircase leads to two further bedrooms (17 m² and 11 m²).

The entire house is renovated with great taste and style to a very high standard.

Exterior:

The flat 4,301 m² plot includes two barns.

The first, a substantial stone barn (133 m² ground floor, 120 m² first floor), offers excellent conversion potential.

The second (104 m²), once used for drying tobacco, could also be transformed into accommodation, a

NOTES