

Superb, renovated stone property in the beautiful village of Saint Leon sur Vezere, close to the river

EXCLUSIVE



INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	4260 m2

IN BRIEF

Nestled in Saint-Léon-sur-Vézère, one of the Most Beautiful Villages in France, this elegant Périgourdine-style home offers the perfect blend of character, comfort, and location

In the heart of the Périgord Noir, in this highly sought after setting, the village is vibrant year-round, boasting a Michelin-starred restaurant, weekly market, grocery shop, and direct river access

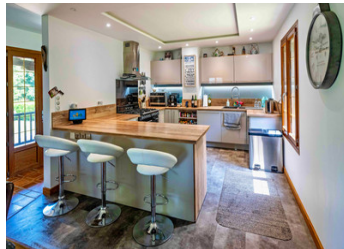
The property offers an outstanding opportunity for a permanent residence or luxury holiday home. 4,260m² of gardens and woodland which is suitable for building. Built in 1977 and fully renovated to an exceptional standard, the house provides 175m² of living space plus 120m² of partly converted attic

Ground floor: Garage space, office, laundry, WC, and shower room

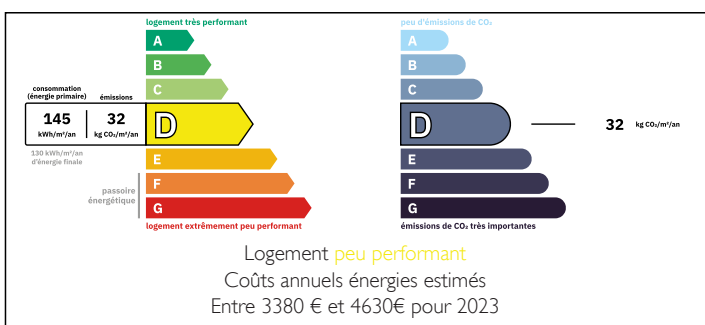
First floor: Spacious open-plan living/dining area

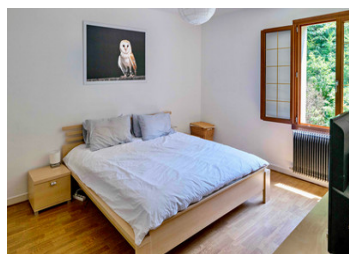
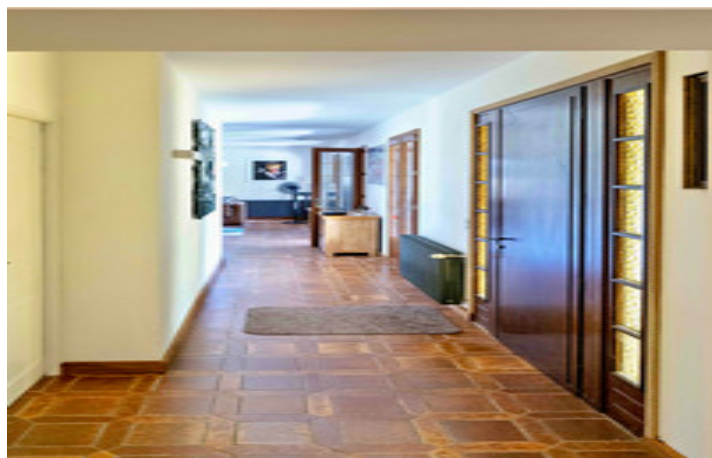
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1782 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Elegant Périgourdine property in one of the Dordogne's most sought-after villages

Only 800m from the centre of Saint-Léon-sur-Vézère, officially classified as one of Les Plus Beaux Villages de France, this beautifully renovated stone home offers a perfect blend of charm, comfort and tranquility.

Set within a flat plot of 4,260m² consisting of gardens with mature trees and woodland, including land suitable for building, the property is completely private yet close to village life. An ideal setting for a pool or spa.

Built in 1977 and fully renovated to an exceptional standard, the house provides 175m² of light-filled living space, complemented by 120m² of a partly converted attic that can easily be transformed into extra bedrooms with bathrooms, a studio, gym, or additional living areas.

Layout:

Ground floor: 80m² garage, generous storage, 32m² office, 16m² laundry room, shower room, WC.

First floor: Spacious 32m² living/dining room, modern fitted kitchen (12m²) opening to a covered terrace, 3 bedrooms (20m², 15m², 11m²), large family bathroom, separate WC.

Second floor: Expansive L-shaped attic (120m²), insulated and partly converted, with Velux windows flooding the space with natural light.

Additional information:

Gas central heating, with option for electric water heating

Recently insulated roof

Energy rating: D

Annual property tax: €1,750