

## Panoramic Views & Swimming Pool – A Bright Retreat on the Heights of Plazac

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Plazac              |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 2                   |
| Floor:      | 104 m <sup>2</sup>  |
| Plot Size:  | 2320 m <sup>2</sup> |

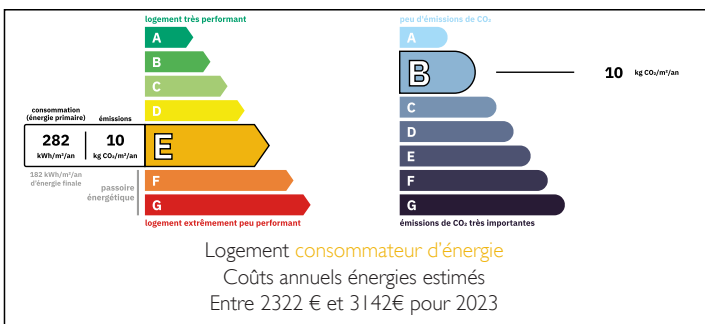
## IN BRIEF

On the heights of Plazac, nestled in lush surroundings where peace and quiet are part of everyday life, this renovated home with swimming pool offers the perfect retreat. Ideal as a serene main residence or an elegant holiday home in the Dordogne, it adapts effortlessly to your lifestyle.

From the moment you step inside, natural light takes centre stage. The welcoming living room, complete with fireplace, forms the heart of the home. The volumes flow seamlessly towards the outdoors, with terraces extending the living space and leading naturally to the pool, creating a true indoor-outdoor connection.

The sleeping quarters are thoughtfully arranged in separate areas, allowing family and guests to stay comfortably while preserving everyone's privacy.

## ENERGY - DPE



## Outside, the enclosed and landscaped garden frames

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

Authentic home perched on a hillside, offering breathtaking panoramic views.

On the ground floor, a spacious main room welcomes you (about 53 m<sup>2</sup>), divided into three open areas: dining area, living room with fireplace, and kitchen. A large new sliding glass door opens onto the east-facing terrace. This level also includes a bedroom (9 m<sup>2</sup>), a bathroom with Italian shower, and a separate WC, plus a west-facing terrace.

Upstairs: a mezzanine with office space and a spare bed, a WC, a bathroom, and two bedrooms. (11 & 9 m<sup>2</sup> loi carrez)

Ready to rent (with a "Zen" rental management contract and local concierge service, including garden and pool maintenance). May be sold furnished and equipped.

The saltwater pool (10 x 5 m) features a reinforced liner installed in 2023, illuminated steps, and is fully secured.

Windows replaced in 2022. Chimney cap, flashings, and gutters renovated in 2020.

A place where you unpack your bags... and quickly forget them.

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

## LOCAL TAXES

Taxe foncière: **981 EUR**

Taxe habitation: **EUR**

## NOTES