

In the Périgord Noir region: Elegant and charming property with gîte in the heart of Les Eyzies



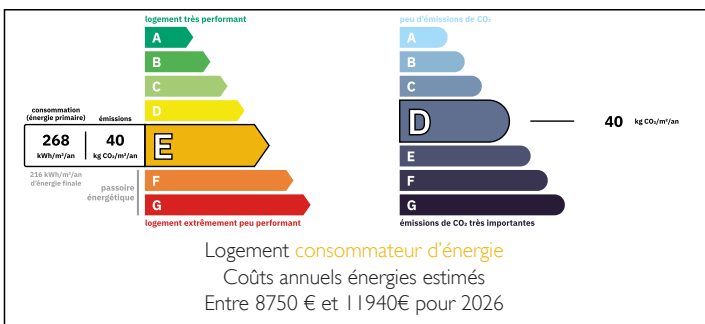
## INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	290 m2
Plot Size:	15000 m2

## IN BRIEF

Perfectly located just a short walk from shops, restaurants and the train station, this outstanding property offers both convenience and exceptional charm. The main house features spacious, light-filled interiors and high-quality finishes throughout. On the ground floor, you'll find a fully equipped kitchen with dining area, 2 inviting living rooms—one with a period fireplace and the other with a wood-burning stove—as well as a bathroom. Upstairs, the property offers 3 bedrooms, including one with an en-suite bathroom, a beautiful pink marble family bathroom, a generous landing, and a bright additional room ideal as a study or guest bedroom. Enjoy breathtaking views over the caves and church from the terraces. Outside, the landscaped garden, swimming pool, vegetable garden and fruit trees create a wonderful setting for relaxation and entertaining. An elegant gîte, adds excellent accommodation and income potential with 3...

## ENERGY - DPE



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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

Measurements in m2 approx.

Main House

Ground Floor

- Entrance hall
- Spacious kitchen of 31 sqm
- Two living rooms of 39 sqm and 30 sqm
- Bathroom of 6 sqm

First Floor

- Bathroom of 10 sqm
- Master suite with private shower room of 32 sqm
- Two bedrooms of 11 sqm and 18 sqm
- Office of 35 sqm

Guest House

Ground Floor

- Dining room of 26 sqm
- Living room of 12 sqm
- Kitchen of 7 sqm
- Bathroom of 3.6 sqm

First Floor

- Three bedrooms of 10 sqm, 8 sqm, and 19 sqm
- Small child's room or storage space of 9 sqm
- Bathroom of 4.8 sqm

Highlights

- Generous living space
- Several reception areas
- Independent guest house
- Ideal for remote working thanks to the spacious office
- Plenty of bedrooms

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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 habitation:

EUR

## NOTES