

Périgord Noir – Vézère Valley – Character property set in over 6 hectares



INFORMATION

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| Town: | Plazac |
| Department: | Dordogne |
| Bed: | 7 |
| Bath: | 4 |
| Floor: | 330 m2 |
| Plot Size: | 65179 m2 |

IN BRIEF

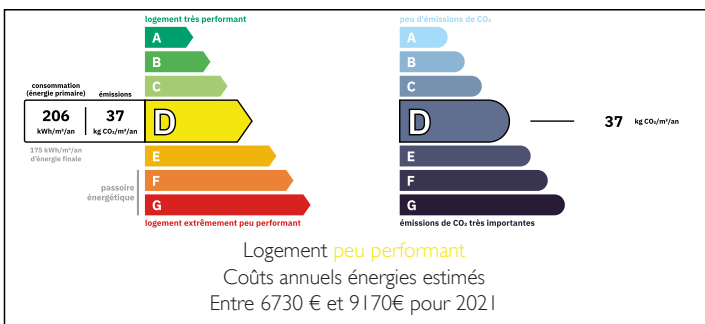
Located in Plazac, a charming and typical village in the heart of the Périgord Noir, this character property enjoys an exceptional setting surrounded by more than 6 hectares of unspoiled countryside.

Approached via a long private driveway, the property offers complete peace and privacy, with no close neighbours, and enjoys beautiful open views over the valley and the village church tower.

The main house provides over 330 sqm of living space with generous volumes, including an entrance hall, kitchen, dining room / living room with fireplace, conservatory, study, library, utility room, and 5 bedrooms, including a superb master suite of more than 65 sqm.

A guest house, created within a former barn, completes the property and features a spacious living room, one bedroom and a shower room. The land is made up of meadows and woodland, creating a rare, preserved and deeply...

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

Dimensions in m2 approximately

Main house

Ground level :

Kitchen : $4,4 \times 5,4 = 23,8$

Dining : $6,7 \times 4,5 = 30,4$

Living : $6,7 \times 4,6 = 31$

Office : $4,4 \times 3,9 = 17$

Bathroom : $2,9 \times 2,8 = 8$ Bath, shower, bidet, double washbasin, wc

Wc : $2,4 \times 1,5 = 3,5$

Laundry : $3 \times 4,2 = 13$

Office for gite : $4 \times 2,7 = 12$

Bedroom 1 : $3,7 \times 4,6 = 17$

Bathroom : $2,9 \times 2,2 = 6,4$ Shower, bidet, double basin

Library : $4,8 \times 3,3 = 16$

Veranda : $9 \times 2,7 = 24$

LOCAL TAXES

Taxe habitation: EUR

1° Floor

Hall : $9,4 \times 1,5$

Bedroom 2 : $3,2 \times 3,2 = 10$

Bedroom 3 : $4,6 \times 3,3 = 15$

Bathroom : $2,2 \times 2,3 = 5$ basin, wc , bath

Hall 2 : $4,3 \times 1,5 = 6,7$

Bedroom 4 : $4,1 \times 3,3$

Big room with bathroom and toilet : 76

Cellar : 24

Gite

Kitchen : 8

Living : 31

Bedroom 1 : 12

Bedroom 2 : 22

Bathroom : 5 shower, basin, wc

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

NOTES