

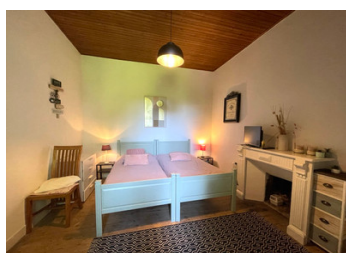
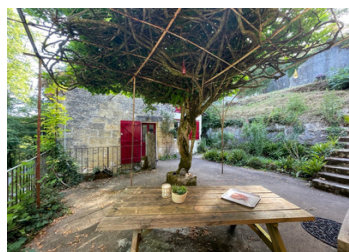
## Nice (Holiday) Home with Guest House in the Heart of the Black Périgord

EXCLUSIVE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Les Eyzies |
| Department: | Dordogne   |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 125 m2     |
| Plot Size:  | 2200 m2    |



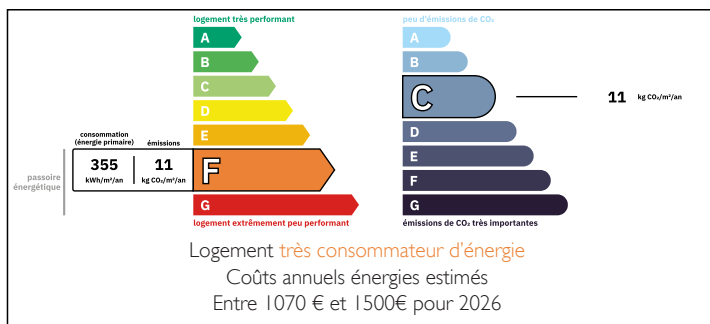
## IN BRIEF

In the heart of the beautiful Black Périgord, just a short distance from the popular tourist village of Les Eyzies-de-Tayac, you will find these two charming cottages, which together form a particularly attractive property. Ideal as a holiday home, second residence, or a home with guest accommodation.

A natural, shaded terrace connects the two houses and creates a pleasant outdoor space where you can enjoy the authentic atmosphere of the region in complete tranquillity.

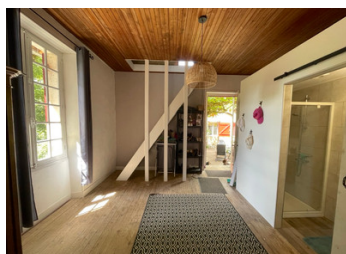
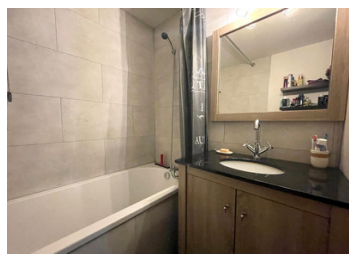
The house on the left features a cosy dining area with a fireplace, a spacious living area with a wood-burning stove, and a modern fitted kitchen. There is also a separate toilet and a comfortable bathroom. The bedroom is located on the upper floor. At street level, you will also find an additional toilet, with the possibility of creating a bathroom there, as well as a...

## 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

and washbasin, and a spacious bedroom. The attic offers additional potential and could be converted into an extra bedroom. At street level, there is a large workshop with storage space, perfect for hobbies, storage or creative projects.

Opposite the property, there are 2 to 3 private parking spaces, a valuable asset in this region. The charming rock garden offers plenty of space for relaxation and possibly the installation of an above-ground swimming pool.

Thanks to its location, this property is an excellent base from which to discover the many sights, prehistoric sites, castles, walking routes and picturesque villages of the Dordogne.

An authentic and versatile property full of charm, ideal for those seeking peace, character and tourist potential in one of the most beautiful regions of France.

Measurements in square meters (approximatively)

House :

- living : 33,4
- Kitchen : 8,8
- Toilet : 1,08
- Bathroom : 3,8
- Bedroom : 11
- Cellar : 22

Guesthouse:

- floor : 35
- upstairs : 16
- workshop : 51

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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: **583 EUR**

## NOTES