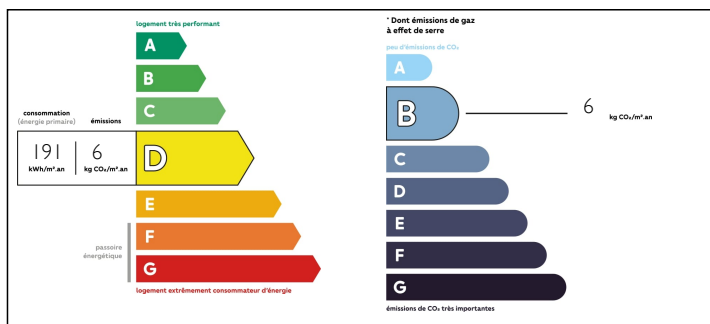


Stone set of buildings - St-Léon-sur-Vézère



ENERGY - DPE



INFORMATION

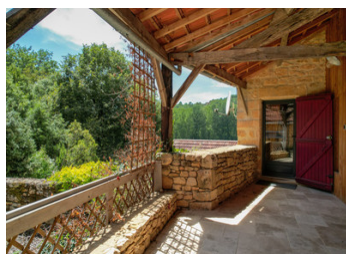
Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	2
Bath:	3
Floor:	150 m2
Plot Size:	2418 m2

IN BRIEF

Lots of character for this stone property, just ten a minute walk from the very attractive village of St Léon-sur-Vézère. The property is spread over three levels, with the entrance opening onto a large salon with traditional fireplace, niches and pizze floor. In a recently converted extension, you will discover two areas that could be used as a study, workshop or additional living room (this part of the building could be fully independent for guest house use), a kitchenette, two bedrooms and two shower rooms. On the lower floor you will find a kitchen/dining room opening onto a lovely, covered, south-facing terrace, a shower room and a separate toilet. A virtual tour is available to best discover the spaces. A terrace with panoramic views, a well and several outbuildings including a barn, a bread oven, a large cellar, a shed and an insulated attic complete this property.

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

HOUSE

LOWER FLOOR

Kitchen/dining room 25m²

Shower room 4.3m²

Covered terrace 25m²

GROUND FLOOR

Large living room 53m²

Office / workshop room 15m²

Corridor 2.5m²

Shower room 2m²

WC 1m²

Living room 14m²

Kitchenette 2.6m²

FIRST FLOOR

Bedroom 10m²

Shower room / WC / dressing room 8m²

Bedroom 9m²

EXTRAS

Covered terrace 20m²

Traditional stone Oven 21m²

Barn 60m²

Cellar 37m²

Shed 20m²

Attic 53m² (insulated)

Storeroom / Laundry / Boiler room 8m²

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

NOTES