



## Detached House with Landscaped Garden



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 157,460.82

### Posizione

Nazione:	France
Cap:	24270
Pubblicato:	22/04/2025

### Descrizione:

A superb solid stone built house with superb room volumes and located just a stone's throw away from amenities.

As with any period property of noble construction, all rooms are spacious with high ceilings.

- Ground floor: A beautiful entrance hall with a staircase welcomes you and leads you to the kitchen / dining room on one side and the living room and shower room on the other.

- Upstairs: 4 magnificent bedrooms and a bathroom.

This beautiful house requires some work to bring it up to date but perfectly habitable in the current state, the opportunity is there to stamp your own mark on the interiors.

The Garden is sunny, enclosed and quiet.

Just a few minutes' walk from the heart of Payzac, with its school, Post Office, Pharmacy, Butcher's Shop, Bank, Bar-Tabac and small Supermarket etc.



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The Auvezere Gorges and the Rouffiac leisure park are just a few minutes away by car, offering you the chance to enjoy a spot of sport or relaxation on the water's edge, close to nature.

Property dates from around 1900.

Land tax: 1188 Euro a year.

The department of Dordogne has some very nice property and much to offer in terms of location, with houses situated in the many striking villages found amid the rolling hills. Some villages and towns are considered so picturesque that they are categorised as Les Plus Beaux Villages de France (the most beautiful villages in France). Walkers will delight in the rolling countryside of Dordogne and there is a wonderful feeling of space here. From your Dordogne property it is easy to find peace and quiet off the beaten track in the hills, woodlands and forests.

The Dordogne River is one of the reasons why this area is a popular choice for visitors. There's nothing better than to hire a canoe and explore it for yourself. Many locations can only be seen from the water and you can make your own enjoyable voyage. On the journey you are sure to uncover lovely beaches, which make ideal locations for swimming, sunbathing and paddling. Why not have a day trip from your Dordogne property? all you will need to do is pack a picnic and away you go.

The Dordogne region of south-west France is one of the most beautiful and popular destinations in the country. Visitors to this beautiful region of France discover many chateaux, beautiful medieval towns and villages, unspoiled countryside and prehistoric caves.

In addition to its castles, chateaux, churches, bastides and cave fortresses, the region has preserved from centuries past a number of wonderful villages which still have their market halls, dovecotes, tories (stone huts), churches, abbeys and castles. Saint-Leon-sur-Vezere, Connezac, Saint-Jean-de-Cole, La Roque-Gageac and many others are real jewels of architecture. As for the old quarters of Perigueux or Bergerac, restored and developed into pedestrian areas, they have regained their former charm.

The famous caves of Lascaux have been closed to the public, but a replica of Lascaux II is open to visitors and is a major tourist attraction. Perigueux has important Roman ruins, including an arena which is still visible inside a public park located near the town centre.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condizione: Good

## Comune

Camere da letto:	4
Bagni:	2
Dimensione del lotto:	1724 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.831.906

