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| LES EYZIES - Stone house for sale with 3 bedrooms, barn and garden. |
| Situé à LES EYZIES-DE-TAYAC-SIREUILPrix: 227,900 €Réf. : DEP0869 |  |

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|  | **3 Chambres** |  | **1 Shower room** |
|  | **Surface habitable : 110 m²** |  | **Terrain : 1,134 m²** |

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| Descriptif |
| For sale, a charming stone house with approx. 110m² of living space, situated in a hamlet of 5 houses at the foot of the cliffs in the Vézère valley. This property comprises 1,134m² of land. On the ground floor there is an entrance hall of 6m² and a spacious living room of 43m² with a fitted kitchen. There is also a 5m² shower room with shower and washbasin, as well as a separate WC. The first floor has 3 bedrooms of 20m², 12m² and 9m² respectively, as well as a 7m² landing and a 6m² WC with washbasin. The house is accompanied by an adjoining barn of 60m², offering numerous possibilities for extension or conversion. This property is not subject to an energy performance diagnosis (DPE), but heating is required (possibility of installing a wood-burning stove in the living room). The windows are wooden and double-glazed. Situated in a peaceful setting, the nearest town, Les Eyzies, is within easy reach. The grounds are planted with trees, providing a pleasant setting.Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr |

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| Caractéristiques principales |
| Type: House / Character propertyDisponibilité: Available upon act | Etat: Needs decoratingSurf. habitable: 110 m²Terrain: 1,134 m²Séjour: 43 m²HamletExposition: S | 3 Chambres1 Salle d'eau4 PiècesChauffage: None |

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| Détails complémentaires |
| PROPERTY LOCATION: - Hamlet GROUND FLOOR: - Entrance lobby  - Open plan living area  - Washroom  - WC 1ST FLOOR: - 3 Bedrooms  - Landing  - WC OUTBUILDINGS: - Barn ENERGY REPORT: - Energy report not required OTHER EQUIPMENT: - Septic tank  | WINDOWS: - Wood  - Double Glazing SERVICES: - Nearest town :  - Calm  - Nearest shops :  - Outbuildings  - School  - Railway Station  - Broadband LAND: - Wooded  |

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| DPE |
| Classe énergétique :  | Classe GES :  |
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| Photos |
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