

349 000 €

189 sqm

5 rooms

Les Eyzies-de-Tayac-  
Sireuil



Coup d'Cœur

Reference VM8740, Mandate N°17062 This beautiful Perigourdine style property was built from quality traditional materials in 2003 and is in excellent condition throughout. It combines the benefits of a modern home with the character features of the traditional architecture of the region and the result is quite something. Exposed stonework and beams in the principal living rooms with a full height ceiling and stone fireplace with woodburner in the lounge create a wow factor. The kitchen is open to the dining room and the 3 spacious en-suite bedrooms provide privacy for everyone. The large covered terrace to the front overlooking the pool provides an outdoor living room with a magnificent view. On over 2 acres of manicured landscaped gardens with some woodland and a garage, the property is tucked away from the hustle and bustle in a quiet hamlet whilst having the tourist attractions of the Perigord Noir on its doorstep with Les Eyzies being just a few minutes' drive away. An absolute must see if you are searching for your very own piece of the Dordogne.

Mandate N° 17062. Price including 5.76% TTC agency fees to be paid by the buyer. Price excluding agency fees 330 000 €.

Surface	189.00 sqm
Livingroom	52 sqm
Plot size	9058 sqm
Rooms	5
Bedroom	3
Bathroom	3
Nb. WC	3
Year of construction	2003 Old
General condition	In excellent condition
View	Unobstructed
Heating	Oil
Sanitation	Individual
Kitchen	Fitted and equipped, American
Indoor parking	1
Property tax	1 870 €/an
Greenhouse	D
emissions	
Energy	C
consumption	

---

- Dining room : 27 sqm  
- Open plan fitted kitchen,  
door to covered terrace :  
14 sqm  
- Utility room : 8 sqm  
- Shower room with WC :  
7 sqm  
- Hallway with cupboards :  
3 sqm  
- Bedroom with door to  
rear garden : 16 sqm  
- Lounge with woodburner,  
doors to both covered  
terrace and rear garden :  
52 sqm  
Description des pièces - Covered terrace with  
stunning view : 30 sqm  
- Mezzanine landing : 15  
sqm  
- Bedroom with ensuite  
shower room/WC : 23  
sqm  
- Bedroom with ensuite  
shower room/WC : 24  
sqm  
- Boiler room/laundry : 23  
sqm  
- Basement room with  
pool pump/storage : 26  
sqm

---

Description des annexes - Garage en bois : 20 sqm  
- : sqm



**Dordogne Property Agency**  
9 route du Val de Fontpeyre  
24190 Vallereuil  
[www.dordognepropertyagency.com](http://www.dordognepropertyagency.com)  
info@dordognepropertyagency.com  
06 28 36 43 69



SARL au capital de 23000 € • SIRET 484 469 846 00048 • TVA FR59484469846 • Carte pro 464 délivrée par CCI Dordogne • Caisse de garantie GALIAN Paris d' un montant de 120000 € 0 auprès de GALIAN Paris  
Document non contractuel