

Charming 4-bedroom house with outbuildings and well on 2 hectares of adjoining land in a peaceful setting.



INFORMATION

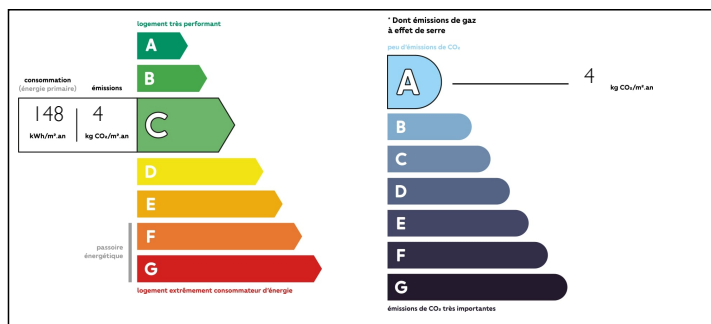
Town:	Dournazac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	21750 m2

IN BRIEF

This beautiful stone house offers 144m2 of living space on over 2 hectares of adjoining land. The ground floor comprises a living room with dining area, a fitted kitchen, a bedroom and a bathroom. There is a lovely 20m2 veranda where you can enjoy meals and moments of relaxation while being sheltered. Upstairs there are three bedrooms and a shower room. The roof is in good condition, there is double glazing throughout and the property is eligible to fiber optics internet. Heating is provided by the insert fireplace in the living room and electric radiators. The septic tank is in good working condition. A cellar, a garage attached to the house and an adjoining shed, a small stone building (former bread oven) with an adjoining shed, a well, an above-ground pool and a metal structure that can accommodate a camping-car complete the property.



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.



LOCAL TAXES

Taxe foncière: 420 EUR

NOTES

DESCRIPTION

The house comprises:

On the ground floor:

- Entrance hall and kitchen of 17.7m²
- A 39m² living room with dining area
- A bedroom of 14m²
- A bathroom of 4.2m²
- A 20m² porch

On the top floor:

- 3 bedrooms (10.3, 25.7 and 25.6m²)
- A shower room of 7m²

Other features:

- Cellar
- Septic tank in good working condition
- Heating by electric radiators and fireplace with insert in the living room
- Eligible for fiber optics internet connection
- Double glazed windows
- Insulated roof and basement
- Roof in good condition (redone in 2001-2002)

Outside:

- Well
- Above-ground pool
- 61m² garage attached to the house
- 21m² shed attached to the garage
- Small outbuilding (old bread oven)
- Shed attached to the old bread oven house
- Metal shed that can accommodate a camping-car
- 21750m² of adjoining land, most of which is meadow

A mini-market, pharmacy and restaurant are just a 2-minute drive away in the town center of Dournazac.

You are 10 minutes' drive from the town of Châlus where there are shops, pharmacy, banks, vet, bars, restaurants, DIY shops and a large modern supermarket. There is also a weekly market selling local produce. The town's historic centre is well preserved and includes the ruins of two medieval