

Village property to finish renovating, 2 bedrooms, mains drainage, super garden



INFORMATION

Town:	Payzac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	208 m2

IN BRIEF

A cute village property to finish renovating, which will make a nice pied-à-terre in a central location, walking distance to bars, restaurants and shops. Light and spacious rooms. Some works have already been carried out - plaster boarding, part rewired, insulation, several new windows. Beautiful raised garden with excellent views across the countryside, accessible from the house and also a side passage.



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: 300 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen (18m²), main entrance, fireplace, stairs to first floor, cellar underneath.

Lounge (12m²), wooden floor, door to terrace and side passage.

WC

FIRST FLOOR

Bedroom (18m²), fireplace, exposed beams, wooden floor.

Bedroom (9m²), wooden floor, stairs to loft.

Bathroom (8m²), washbasin and bath. Access to garden.

EXTERIOR

Shed (below bathroom)

On the ground floor there is a private terrace area and stone steps leading up to a garden with lawn, mature trees and fruit trees.

LOCAL ENVIRONMENT

Payzac is a lively village, situated in the Dordogne, on the edge of the Corrèze and Haute Vienne. Within the village there is a supermarket, bar, bakers, pharmacy, bank, etc. The area is a tourist hub, with beautiful rolling countryside, rivers, orchards, close to the L'Auvzère and the associated Gorges, where you are spoilt for choice for hiking and outdoor activities, and easy access to main towns such as Périgueux and Brive.

Just ten minutes by car is a fantastic leisure lake, ideal for walking, water sports, fishing, swimming or just relaxing on the beach, with a great restaurant