

Beautiful three-bedroom house dating from the 30s, with a good-sized garden. Just 10 minutes from Périgueux.



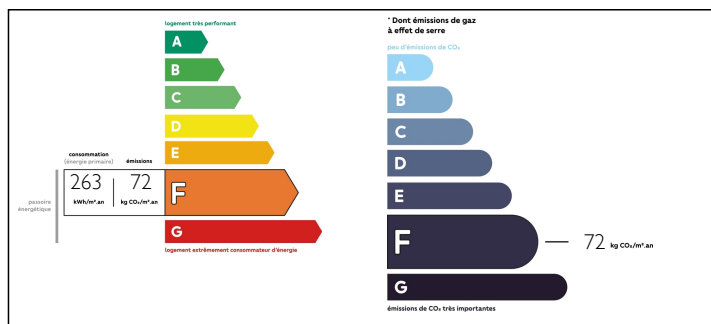
INFORMATION

Town:	Razac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1500 m2

IN BRIEF

Amazing villa in the heart of the village of Razac, 10 mn west of Perigueux. This charming house offers plenty of potential, with beautiful high ceilings, a fireplace, and good-sized rooms... Bright house with 3 bedrooms (2 on the ground floor), an entrance hall, a large dining room, living room, a shower room, kitchen, veranda, terrace. Roof and insulation, redone in 1990. Some work to be done to create a bathroom on the first floor. Come and visit. This house has a crazy charm. Swimming pool possible.

ENERGY - DPE



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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: 1000 EUR

NOTES

DESCRIPTION

Bright house with double glazing.

On the main floor - a kitchen of 15 m² to renovate, a conservatory with shower room and toilet. Living room, spacious dining room of 33 m², with fireplace. Main entrance hall. 2 bedrooms of 16 m². Wc.

On the first floor : a bedroom of 16 m² with nice view on the valley and 2 attics of about 30 m² suitable for conversion.

Built on a garden level basement of 118 m², including a hallway, garage 2 places, oil boiler, wine cellar.

Roof and insulation, redone in 1990.

Mains drainage.

Some work to be done to create a bathroom on the first floor.

Near shops. Motorway access 4 km.

Planted in the 1930s, this home borrows its hybrid style from multiple eras, drawing inspiration from the picturesque movement of the late 19th century. Designed to surprise, it is imagined as a painting set in the middle of the garden, overlooking the Isle Valley.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>