

UNDER OFFER 3 bedroomed detached property in the beautiful historic village of Varaignes

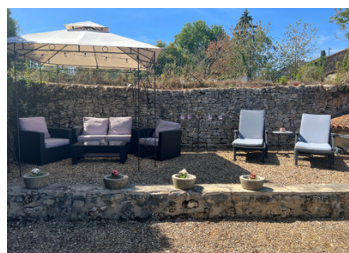


INFORMATION

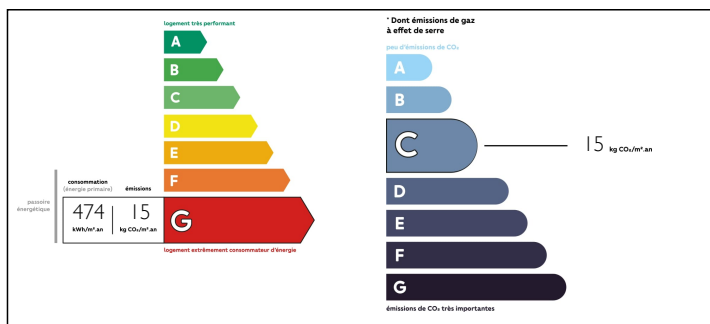
Town:	Varaignes
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	53.25 m2
Plot Size:	435 m2

IN BRIEF

This great property is within walking distance to the village centre which has a restaurant and small weekly market, a bakers and village shop plus a fabulous chateaux



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.



NOTES

DESCRIPTION

Entering the property from the garden you go directly into the kitchen. The bathroom is accessed from one side of the kitchen. From the otherside you access the large lounge / dining room which has doors opening out to the garden or to the front of the house.

There is a downstairs bedroom.

Upstairs there is a mezzanine bedroom and then another small bedroom with ensuite bathroom created in the eaves.

The property has lots of charm and character and would make a great lock up and leave holiday home.

The village has an Auberge restaurant, a Tuesday local market plus the 'world famous' foire aux dindons in November. There is a chateau in the village which hosts lots of events. Full amenities can be found in the nearby towns of Piegut-Pluviers, Montbron and Nontron. The cities of Angouleme, Perigeux and Limoges are within about an hours drive and offer connections to the national rail and road network.

The house benefits from mains drainage. Mains water and electricity are connected and broadband is available. Outside there is plenty of parking for 2 cars plus a small storage room. The garden is terraced and has beautiful views of the village.

Lots more photos available on request.

Please note the two upstairs bedrooms do have low ceilings and low doorways.

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