

Ref: A23232SGE24

Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

Situated in the heart of a hamlet this 3 Bedroomed house has an attached barn and garden



INFORMATION

Town: Augignac

Department: Dordogne

Bed: 3

Bath:

Floor: 125 m2

Plot Size: 2037 m2





IN BRIEF

This fabulous property is situated in the north of the Dordogne. It has lots of original charm and character with some modern conveniences such as the new wood pellett central heating system.

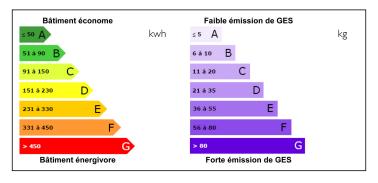








ENERGY - DPE



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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.





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LOCAL TAXES

Taxe foncière: 365 EUR

NOTES

DESCRIPTION

You enter the property directly into the KITCHEN (28m2) which boast a range of fitted kitchen cupboards and an open fire. To the rear of the Kitchen is a storage room / barn in need of renovation. Above the kitchen is space to create a 4th Bedroom and already has electricity and water connected. There is a cellar under the kitchen

To the right of the Kitchen is the LIVING ROOM (34m2) with a pellett burning stove. To onside is a WC with Sink. Walking through from the Living Room is the downstairs BEDROOM (17.35m2). There is a large cupboard which could be converted into a shower room.

Upstairs is a BATHROOM with a Shower, WC and Sink. There are two further BEDROOMs (12.4m2 and 14.7m2)

There is a large BARN attached to the house houses the Central Heating Boiler which is a Pellett Burner and houses the big hopper. There are solar panels on the roof for the hot water.

A lot of work has already been done to the house but it does need finishing. The roofs were redone in 2022.

Outside is a stable within an outbuilding of approximately 58m2.

There is a parcelle of land behind the house then a small parcelle in front of the house which can be used as the garden and veggie plot.

There is a Well

The village of Augignac has a fabulous bakers and a small Tabac. The house is only 5km...