

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:	1
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



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: 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 pellet burning stove. To the side 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 parcel of land behind the house then a small parcel 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...