

Detached 2-bedroom house with garage and garden. Near the centre of the village.



## INFORMATION

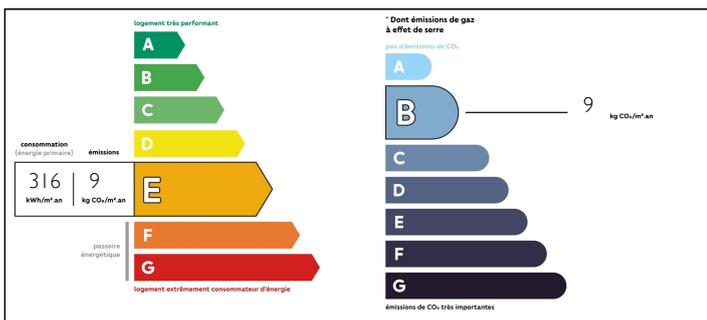
Town:	Dournazac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	932 m <sup>2</sup>

## IN BRIEF

Detached 80's house offering a living room with fireplace and balcony, kitchen with access to the rear garden, two bedrooms, shower room and separate toilet on the first floor. There are a garage and three rooms on the ground floor, two of which could be converted into living space. The roof is in good condition. The house is connected to mains drainage and has double glazing. The top floor has external and attic insulation. There is pellet central heating. Land of 932m<sup>2</sup>. Fiber optic internet connection.



## 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.



## DESCRIPTION

A mini-market, pharmacy and restaurant are all within walking distance of the property.

You are 8 minutes' drive from the town of Châlus where there are shops, pharmacy, banks, vet, bars, restaurants, DIY shops and a large modern supermarket. There is also a weekly market selling local produce. The town's historic centre is well preserved and includes the ruins of two medieval castles.

The property is a 28 minute drive from Thiviers and Nontron where you will find a wide range of shops, supermarkets, restaurants etc.

Limoges airport is a 35 minute drive away and offers regular flights to Paris, Lyon, Morocco, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

The property is nestled in the heart of the Périgord-Limousin Regional National Park, a haven of peace where tourist treasures mingle with stunningly beautiful countryside.

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

## LOCAL TAXES

**Taxe foncière: 589 EUR**

## NOTES