LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44594JES87 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

Two bedroom house in a village with covertible attic and basement















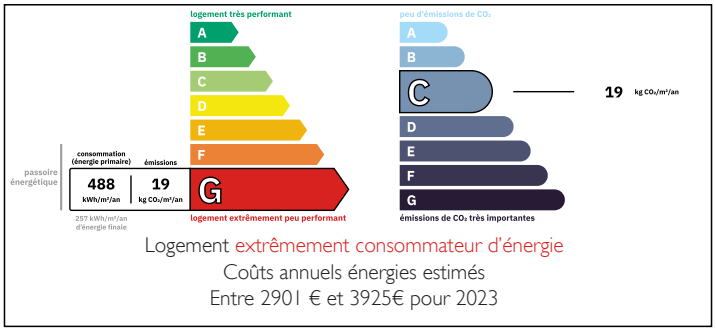
INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	64 m2
Plot Size:	730 m2

IN BRIEF

Located in the village of Dournazac, this property is within easy walking distance of local amenities including a shop, bakery, bar, and pharmacy. Set in the heart of the Périgord-Limousin Regional Natural Park, Dournazac is renowned for its picturesque surroundings and its popular annual Chestnut Festival, held every October.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2901 € et 3925€ pour 2023

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.

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NOTES

DESCRIPTION

This village house offers comfortable accommodation on one level, comprising an entrance hall, a kitchen (12 m²), and a bright lounge (14.9 m²) with direct access to the garden. There are also two well-proportioned bedrooms (13.5 m² and 11.6 m²) and a bathroom (5.7 m²).

The spacious upper floor offers excellent potential for conversion, providing the opportunity to create additional bedrooms or living space, subject to planning consent.

On the lower ground level, the property benefits from a laundry room, garage, and cellar, offering useful storage and practical space. There is also an off-road parking space in front of the garage.

The elevated garden, set above street level, is of a manageable size — ideal for those seeking a low-maintenance permanent residence or an easy-to-maintain holiday home.

Additional features include double glazing, electric heating, and connection to mains drainage.

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