

Renovated 3-bed single-storey home with open-plan kitchen/living room, garage, garden, terrace & woodland.



INFORMATION

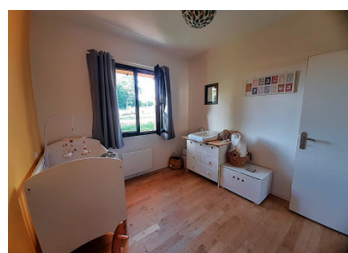
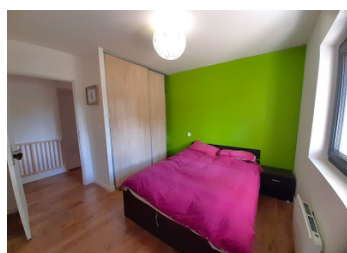
Town:	Douchapt
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3940 m2

IN BRIEF

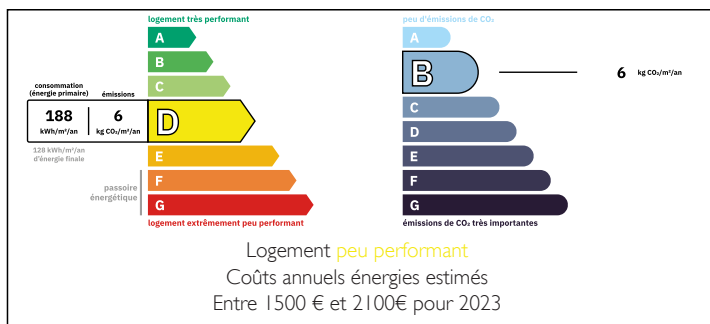
Nestled in the heart of lush greenery, this renovated former barn stands out for its peaceful setting and lovely south-facing aspect. It is set on a vast plot of 3,945 m², offering a real opportunity for lovers of nature and the great outdoors.

This spacious house features a large open-plan living area combining the lounge, dining room and kitchen. A hallway leads to three bedrooms and a separate shower room with wc. The master bedroom has its own en-suite shower room with wc. The house is in excellent condition and ready to move into without requiring any work.

Outside, the property features a front terrace, a large double garage, wooded grounds of 2360m² and a garden that pleasantly surrounds the house. In addition to its interior features, the property offers unobstructed views of the surrounding countryside, creating a peaceful atmosphere.

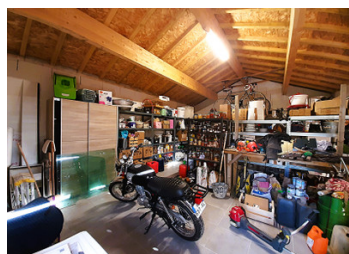


ENERGY - DPE



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

The property in detail :

Kitchen/living/dining room - 54.32 m² (with wood burning stove)

Corridor - 8.75 m²

Bedroom 1 - 14.50 m²

En-suite shower room with wc - 5.40 m²

Bedroom 2 - 11.15 m² (with fitted wardrobe)

Bedroom 3 - 10.50 m² (with fitted wardrobe)

Shower room with wc - 5.30 m².

Double garage - 41.90 m²

Energy rating - D et B

Taxe foncière - 447€ per year.

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

LOCAL TAXES

Taxe foncière: **447 EUR**

NOTES