

Stone village house recently renovated with garden, close to the well known Gorges de l'Auvezère.



INFORMATION

Town:	Saint-Mesmin
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	620 m2



IN BRIEF

Situated in the heart of the charming little village St Mesmin, an extremely quiet village not far from the Gorges de L'Auvezère and hiking tracks.

Payzac is only 8km away and the town of St Yrieix La Perche only 24km.

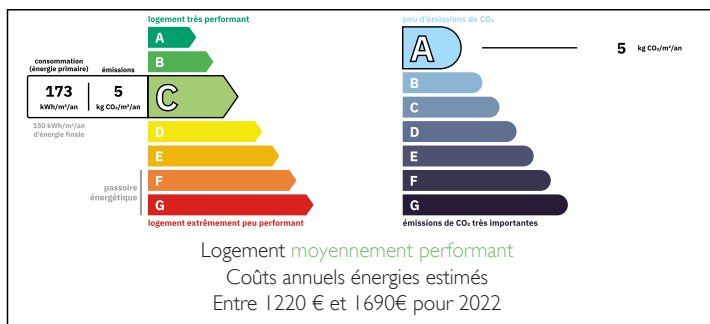
The house is liveable straight away offering a great potential to add extra rooms/space thanks to its large loft area with windows already installed.

The house would be ideal as a family home or as a holiday home.

Wood pellett burner, double glazing and individual septic tank.

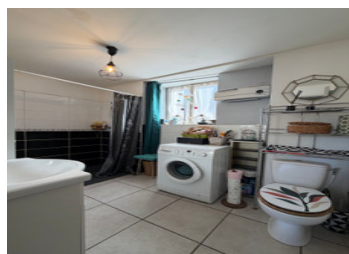
Outside you will find a courtyard with a shed and private garden.

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 house is composed of a living area with kitchen and lounge with wood pellet burner. Storage space, shower room with WC. Bedroom.

First floor: large bedroom with access to the loft area (convertible) with windows. Cellar in the basement.

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

NOTES