

Detached 3 bedroom country home with barns, well, large garden and nice views.



INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	4991 m2

IN BRIEF

Discover the allure of countryside living with this character detached 3-bedroom house, complemented by barns, a well, and a generous garden spread across 4991m2. Embrace a lifestyle full of possibilities, as this property offers ample space for your imagination to roam. The package includes a habitable 90m2 house (heated by mobile electric radiators), an attached 61m2 barn, a 43m2 old house for renovation, a separate 130m2 barn, and a functional well. Fiber-optics internet is available.



ENERGY - DPE

DPE not required.

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 habitable house of 90m² proposes on the ground floor a 21m² living room with open fireplace, a 15.5m² bedroom, an 8.5m² kitchen, a 5.5m² bathroom and a separate toilet. The staircase in the living room leads to the top floor where we find two bedrooms of 15.7m² and 17.8m².

The attached 61m² barn, along with the 43m² old house, received a new roof just 7 years ago. This presents an incredible opportunity for transformation, with the potential to convert both spaces into one or two houses. As a bonus, a freestanding barn measuring 130m² awaits your vision.

Outside, the garden showcases mostly lawn dotted with mature trees and bushes. The functioning well can be utilized for irrigation purposes or simply as a charming feature.

You are a 6 minute 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 with local produce. The historic town centre is well preserved and includes the ruins of two medieval castles.

The property is a 31 minute drive from the town of Saint-Yrieix-la-Perche where you will find a wide range of shops, supermarkets, restaurants, hospital etc.

Limoges airport is a 34 minute drive away and has regular flights to Paris, Morocco, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

The property is situated in the Périgord-Limousin Regional National Park, which has many sites of tourist interest and beautiful countryside.

Information...

LOCAL TAXES

Taxe foncière: **406 EUR**

Taxe habitation: **EUR**

NOTES