

Beautiful character property with 5 bedrooms, garage and a garden in the centre of Augignac !



## INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	100 m2
Plot Size:	526 m2

## IN BRIEF

Lovely village house ideal for a main residence, large family holiday home or an investment property. With 5 bedrooms, two kitchens, a lovely garden just a few steps away, a courtyard, garage and a big attic!



## ENERGY - DPE

DPE blank.

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

This lovely property consists of :

Ground floor :

- Kitchen/diner with fire place (26m<sup>2</sup>)
- Hallway with wooden stairs (7m<sup>2</sup>) leading onto a shower room (3m<sup>2</sup>)
- Storeroom/workshop (18m<sup>2</sup>) with an access on a courtyard

1st floor :

- 5 double bedrooms with parquet floors 10m<sup>2</sup> - 12m<sup>2</sup> - 12m<sup>2</sup> - 12m<sup>2</sup> - 14m<sup>2</sup>
- Bathroom with bidet (10m<sup>2</sup>)
- Large landing, stairs leading to 2nd floor
- Kitchen / Living room (12m<sup>2</sup>) with door leading downstairs to Garage.

Attic separated in two big rooms (60m<sup>2</sup> et 40m<sup>2</sup>)

Garage (41m<sup>2</sup>)

Garden just a few steps away from the house down a private lane (348m<sup>2</sup>) with an outbuilding (5m<sup>2</sup>).

Roof in very good condition.

Single glazed

Mains drains

No central heating

## LOCAL TAXES

Taxe foncière: 713 EUR

Taxe habitation: EUR

## NOTES

You are within walking distance of the village centre with a fabulous bakers. The house is only 4km from the popular market village of Piégut-Pluviers and the swimming lake at Saint-Estèphe is only 3km away. A great location here in the Perigord Vert.

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