

UNDER OFFER Great location - village house with large garden



INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	1403 m2

IN BRIEF

Within walking distance to a small village with bakery, pharmacy, restaurant and convenience store



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

This village house sits in the middle of its fenced garden of just over a quarter of an acre. The basement occupies the ground floor of the property creating a handy space for parking a vehicle and for use as a utility room / storage room. The first floor is accessed via external stairs and comprises an entrance hall, a kitchen and lounge of 23m², two bedrooms of 13m² and 11.5m², and a shower room with WC. The property benefits from double glazing, roller shutters and a connection to the mains drains. The attic space is accessed via a further external staircase. With the correct permission, this could be converted to further living space. There is also a hangar and a small outbuilding in the grounds.

The village of Dournazac is well served with basic amenities and hosts the annual Chestnut festival. Limoges airport is approximately 38km away which has frequent flights to the UK.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES