

Detached house with separate annexe, workshop, land of 1,3 acres. Peaceful countryside position - Dordogne



INFORMATION

Town:	Vaunac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	5278 m2

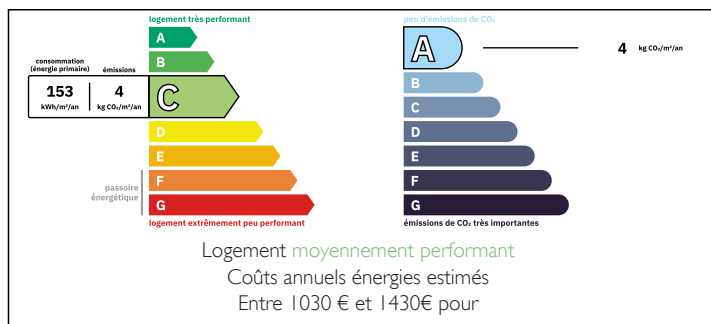
IN BRIEF

Set in a peaceful countryside location on the route of Saint Jacques de Compostelle, this detached house enjoys a light and sunny south facing position with over an acre of mature trees and shrubs, front and rear parking, a workshop, garage, vaulted cellar and a rain water recuperation tank.

Built in the 19th century, the house has double doors in each room giving onto the covered terrace. There is a modern air source heat pump installed in 2023 which heats the radiators and water. The interior requires modernisation but is fully habitable whilst the refurbishment takes place. Further habitable space can be made in the attic space. The adjoining annexe is to the rear aspect, this requires renovation and the roof on this part of the property will require some attention.

Négrondes village has a bakery...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

HOUSE 113m2

GROUND FLOOR

Covered terrace 27,2m2 (17m x 1,6m)

Entrance 1,9m2 rounded wood front door into kitchen

Kitchen 12m2 (3,1m x 3,89m) chimney, beams, double doors to front terrace

Living room 31,5m2 (5,5m x 5,74m) fireplace with wood burner, double doors to front terrace, side window, staircase to 1st floor, beams

Hallway 7m2 (0,92m x 7,67m) tiled flooring

Bedroom 1 - 9,4m2 (2,77m x 3,4m) double doors to front terrace, fitted wardrobe

Bedroom 2 - 9,49m2 (3,39m x 2,8m) double doors to front terrace

Bathroom 3,92m2 (1,73m x 2,27m) wc, bath, hand basin, bidet, window to side aspect

Garage 13,37m2 (4,3m x 3,11m) with utility area 6,81m2 (2,9m x 2,35m) doors to side aspect, concrete flooring, 2023 air source heat pump.

Staircase to loft space - suitable for conversion into habitable space

FIRST FLOOR

Bedroom 3 - 38,71m2 (5,71m x 6,78m) window to front aspect, beam features, wood flooring, hand basin.

Walk-in cupboard 8,16m2 (6m x 1,36m) exposed stone wall, store cupboard

ADJOINING ANNEXE 26m2 (rear aspect of main house, requires renovating)

Entrance 1,8m2 (0,98m x 1,85m)

Kitchen/living room 9,14m2 (3,21m x 2,85m)

Bedroom 4 - 12,72m2 (4m x 3,18m)

Bathroom 2,41m2 (1,57m x 1,54m) wc, shower, hand basin

EXTERIOR

Workshop 74m2 (8,15m2 x 9,19m)

Covered water recuperation tank