

An Old butchers shop and characterful village house.



## INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	6
Bath:	0
Floor:	174 m2
Plot Size:	280 m2



## IN BRIEF

This property once renovated would be a spectacular home, business or apartments. All of the original features are still intact. Fireplaces, Staircase, Floor tiles & Paneling. It is a blank canvas. Located in the centre of Augignac. This offers so many possibilities thanks to its size (175m2), the shop with its own access from the street, rear parking spaces, courtyard and terrace of 280m2.

The building is structurally sound and on mains drains, but will need modernising (single glazing no heating, ...).

Augignac is a lovely village with shops and a school, and is only a few kilometres from the swimming lake in Saint-Estèphe. Piegut-Pluviers, a popular market town is only 4km away.

## 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 front of the property has 2 front doors. One for the shop & the other for the house. The main entrance hall has beautiful floor tiles, original wood paneling and grand staircase.

Ground floor:

- Two living rooms with fireplace (16m<sup>2</sup> each)
- Kitchen with a fireplace (13,8m<sup>2</sup>)
- Shop (27m<sup>2</sup>)

1st Floor;

- 4 bedrooms (16m<sup>2</sup>- 16m<sup>2</sup>- 15m<sup>2</sup>- 14m<sup>2</sup>)
- All double bedrooms with original fireplaces
- Bathroom (7m<sup>2</sup>)
- WC
- Living room/bedroom 5 (14m<sup>2</sup>)

This room opens onto the conservatory/Kitchen (9m<sup>2</sup>) and leads out on to a terrace.. If the property was turned into apartments there are stairs leading up to this terrace from the back of the building, giving it private access.

2nd floor:

- Bedroom (16m<sup>2</sup>)
- Attic with the possibility to convert into more habitable space.

-Workshop & Store rooms complete with the old cooking ovens.

- Courtyard and Terrace (280m<sup>2</sup>)

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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