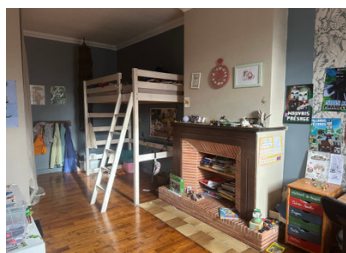
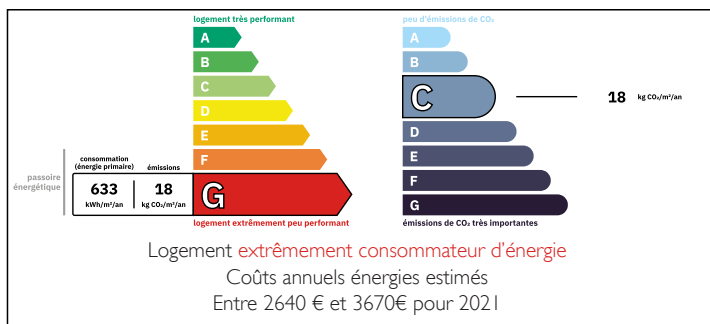


## Charming 3 Bedroomed property with Gite situated within a hamlet



## ENERGY - DPE



## INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	255 m2
Plot Size:	6018 m2

## IN BRIEF

Welcome to Dournazac, a picturesque village in the heart of Haute-Vienne, Nouvelle-Aquitaine. Known for its history, nature, and tranquility, it's the perfect escape for a countryside lifestyle.

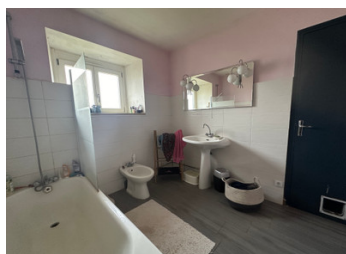
The village boasts the stunning 12th-century Château de Montbrun, surrounded by lush greenery and medieval charm. Traditional stone houses add to its allure.

Nature lovers will appreciate its location within the Parc Naturel Régional Périgord-Limousin, offering hiking, cycling, and serene landscapes. Dournazac is also famous for its chestnuts, celebrated during the lively annual Chestnut Festival.

Life here is peaceful, with a warm, welcoming community and essential amenities. Larger towns like Limoges and Périgueux are easily accessible for more extensive shopping and services.

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

You enter the property through an entrance hall with ample storage for coats and shoes. To the right, you'll find the kitchen 18.9m<sup>2</sup>, which features a wide range of fitted units. Continuing to the right, the dining room 31.6m<sup>2</sup> boasts a large feature fireplace with a log-burning stove. At the rear of the dining room, there is access to one of the three bedrooms (12.96m<sup>2</sup>). From the dining room, you can also access the study 12.2m<sup>2</sup>, which leads to the second bedroom 17.55m<sup>2</sup>. This end of the house includes a WC, a bathroom, a utility room, and access to the boiler room housing the pellet central heating boiler.

To the left of the entrance hall is the lounge, which leads to the third bedroom 20.38m<sup>2</sup> and a shower room. The shower room is partially completed and requires finishing.

Adjoining the other side of the boiler room is the gîte (75m<sup>2</sup>). The gîte features an open-plan lounge and kitchen with access to a rear terrace, complete with a log-burning stove. Upstairs, there is a mezzanine bedroom, a small children's bedroom, and a bathroom.

The property has been insulated in the attic, benefits from double glazing throughout, and features central heating in the main house. The garden offers stunning views and is divided into two sections, providing privacy for both the main house and the gîte.

A viewing is highly recommended. Additional photos are available upon request.

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES