

UNDER OFFER - Charming 2 bedroom Standalone Country House to Renovate – 1,365 m Plot with outbuilding



INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	79 m ²
Plot Size:	1365 m ²



IN BRIEF

UNDER OFFER - Detached house of approx. 78.6 m² of habitable space with 2 bedrooms (possibility of 3), kitchen, living and dining rooms, WC and shower. Includes attached workshop (18.5 m²) and external shed (23.5 m²). Electric heating, open fireplace, mains drainage, cellar, and 2 parking spaces. Located 10 km from Châlus with full amenities, and 38 km from Limoges Airport with regular flights to France, Morocco, and the UK.

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

Located in the heart of the scenic Parc naturel régional Périgord-Limousin, this standalone country house offers a green setting with great renovation potential. Set on a 1,365 m² plot, the garden is adorned with mature trees that provide welcome shade on warm summer days.

The house offers approx. 78.6 m² of habitable space, including:

On the ground floor:

- A kitchen (11.5 m²)
- A living room (12.9 m²)
- A dining room (17.6 m²)
- A rear room of 9.6m², not heated that could be converted into an additional bedroom
- Separate WC (1.3 m²) and shower room (1.5 m²)

On the top floor

- Two bedrooms (11.5 m² and 13.2 m²)

There is also a workshop/shed attached to the house (18.5 m²) and a separate outbuilding (23.5 m²) offering additional storage or development possibilities.

This property is ideal for buyers looking to put their own stamp on a countryside home with character and potential. Whether for a permanent residence or a peaceful holiday getaway, this house could become your cozy retreat after some renovation work.

Location

The property is situated in the commune of Doumazac, known for its beautiful natural landscapes, peaceful rural setting, and proximity to the popular Feuillardiens forest area—perfect for walking and outdoor activities.

The town of Châlus, just 7 km away, offers all essential amenities: a secondary school, modern supermarket, pharmacy, bank, vet, restaurants, cafés, DIY stores, and a weekly market featuring local produce. The historic town centre is home to the

LOCAL TAXES

Taxe habitation:

EUR

NOTES