

Charming village house with unique expansion potential



INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	120 m ²
Plot Size:	0 m ²

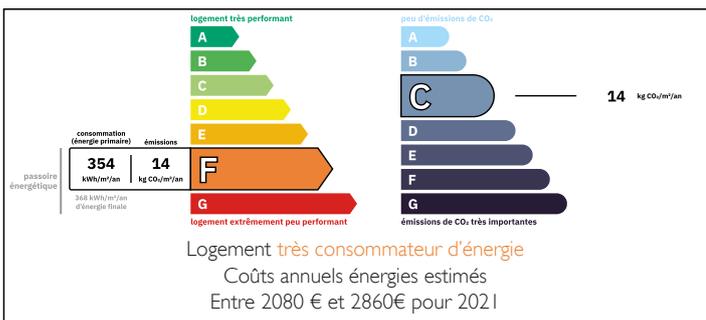
IN BRIEF

This charming village house is move-in ready and features a modern finish, including a new kitchen, a neat bathroom, and a clever studio layout that also provides space for a home office. Thanks to the recent installation of double glazing and extra insulation, you can enjoy a comfortable home from day one.

The property's greatest asset is the first floor, which features its own external staircase. This makes the house ideal for an investor looking to renovate and rent out a second apartment. Prefer a single, spacious family home? The internal staircase can be easily restored, allowing you to double the living space in no time.

With all amenities within walking distance and beautiful nature right around the corner, this property offers unparalleled possibilities.

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.



DESCRIPTION

Located in the center of Dournazac, this charming house surprises you upon entry with its natural light and potential. The ground floor (60m²) is move-in ready, welcoming you into a bright living space featuring a modern, new kitchen. The layout is cleverly designed as a studio concept, where a strategically placed wall offers the flexibility to use the bedroom as an office space. Adjacent to this area is a very neat bathroom, and a compact hallway leads to an additional room perfect for a second bedroom or hobby space. For added comfort, the ground floor features double glazing and recently added insulation, with efficient heating provided by electric radiators.

What truly sets this property apart is the enormous flexibility of the first floor (60m²). Previously accessible from inside, this connection can be easily restored to significantly increase the total living area. Because the upper floor is also currently accessible via its own external staircase, this property offers a unique opportunity for investors. While the upper floor requires renovation, it provides ample space to create a self-contained two-bedroom apartment with a living room, kitchen, and private bathroom. This makes the property ideal for multi-generational living or as a profitable rental unit.

The location is ideal for those who love village life, with all daily amenities within walking distance. Situated in the beautiful Périgord-Limousin Regional Nature Park, this home offers the perfect balance between a move-in-ready ground floor and a blank canvas upstairs to finish according to your...

LOCAL TAXES

Taxe foncière:	394 EUR
Taxe habitation:	EUR

NOTES