

Chocolate box three bedroom country cottage with large barn and low maintenance garden

EXCLUSIVE



INFORMATION

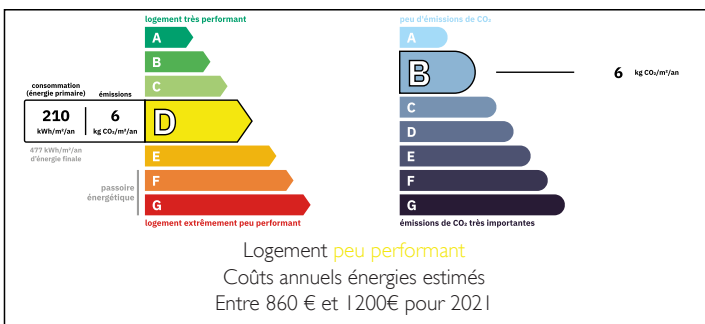
Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	400 m2



IN BRIEF

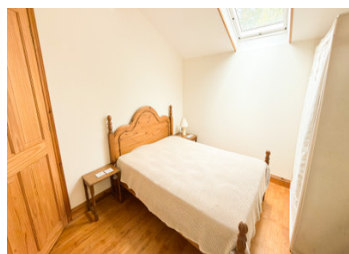
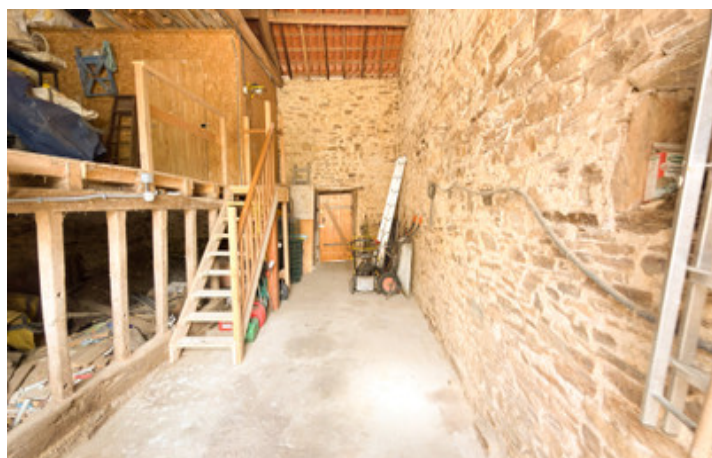
Classic three bedroom stone cottage with large barn and courtyard gardens and absolutely no work required, only three minutes from the pretty village of Dournazac.

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

Steps lead up to a gravelled courtyard area in front of this very pretty three bedroom stone cottage close to the popular village of Doumazac.

The ground floor is one large open plan living dining room with attractive fitted kitchen and feature wood burner. Upstairs are three good size double bedrooms a bathroom and a separate WC.

Across the courtyard is a large stone barn with mezzanine second level and space for tool storage. At the back of the barn is a covered terrace leading to another small garden area and a gravel drive for car parking.

Adjoining the terrace is another good size room currently used as storage which would make an ideal additional bedroom and bathroom or summer kitchen.

.The village of Doumazac with its famous annual chestnut festival is only three minutes away with the international airport at Limoges just over half an hours drive

All in all this is a perfect example of a French country cottage, ideal as a holiday home or for permanent living and at this price should be viewed immediately.

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